ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Commissioners:
2F01 vacant
2F02 Jim Brandon
2F03 vacant
2F04 Helen M. Kramer, *Vice Chair*
2F05 Leslie Miles, *Chair*
2F06 Bob Hinterlong, *Treasurer*

March 17, 2002

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2002 MAR 18 AM 7:45

Geoffrey H. Griffis
Chair, Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: BZA Application No. 16841, 1440 Church Street, NW

Dear Mr. Griffis:

At its publicly advertised regular monthly meeting on March 6, 2002, at which a quorum was present, ANC 2F voted 4 - 0 to support the application of Church Street LLC for a variance from the residential recreation space requirements under section 773 for construction of a residential condominium at 1440 Church Street, NW.

The request of the developers to substitute additional off-street parking spaces for 10 percent of the recreational space was discussed at the ANC's Community Development Committee (CDC) meeting on February 27, 2002, and supported by a vote of 7 - 0. The CDC's recommendation to the ANC to approve the variance was based on the frequently expressed views of residents that lack of sufficient parking spaces has become a serious problem in the Logan Circle community as a result of population growth and the influx of patrons of theatres and night clubs on 14th Street. The CDC was persuaded that the provision of terraces and balconies in the condominium design, although not counting toward the recreational space requirement, would afford residents adequate light and space, and that the additional 18 off-street parking spaces would reduce the impact of the new residential developments on Church Street on parking congestion in the neighborhood.

ANC 2F will be represented at the hearing on March 19, 2002, by Commissioner Robert Hinterlong. We request your indulgence in accepting our late report and urge the BZA to afford our views great weight, as reflecting the wishes of the affected community.

Sincerely yours,

Helen M. Kramer
Vice-Chair

BZA
Case No. 16841
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16841
EXHIBIT NO.28