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*

April 16, 2002

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

Re: BZA Application 16871, 1300 N Street, NW

Dear Mr. Chairman and Members of the Board:

At its regular advertised monthly meeting on April 3, 2002, a quorum being present, ANC 2F voted 4 - 0 to support the application for a rear yard variance at 1300 N Street, NW, a site currently under construction. In so doing, the ANC ratified the unanimous recommendation of its Community Development Committee, which thoroughly reviewed the facts in this case, and the current and alternative development plans for a rental apartment building, at a public meeting on March 25, 2002.

The ANC's reasons for supporting this application are first and foremost that the configuration of the building designed to the zoning envelope of SP-2 is a better massing and scale than the alternative design with a rear yard setback, providing a more attractive sight line on the western side of the project. Second, the design with the rear yard variance is supported by the Board of Directors of the Crescent Tower condominium, which is most affected by the project. Finally, the ANC believes that the developers should be granted relief because of the repeated failure of the Office of Zoning to provide correct information to the public regarding the current zoning in the Logan Circle area established by the Zoning Commission at the end of 2000.

We call the BZA's attention to the fact that this is the second time a development project in our community has been impacted by incorrect zoning certifications made by the Zoning Administrator. (The other incident involved Bundy Development Corporation at 1320 13th Street, NW, which resulted in negating the approved reduction in zoning density.) It is unacceptable that the years of work of the Office of Planning and the Zoning Commission, in consultation with community representatives, to revise the SP zones in the interest of protecting residential areas should be undermined by inefficiency, incompetence and negligence. We call upon responsible officials to take immediate remedial steps to ensure that additional time and resources will not have to be spent to correct such egregious errors.

Sincerely,

Helen M. Kramer
Vice-Chair

BZA
Case No. 16871
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16871
EXHIBIT NO.23