Advisory Neighborhood Commission 2C
Shaw Terrell Community Center
First & Pierce Streets, N.W.
Washington, D.C. 20001

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February 11, 2002

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

16881

Re: 400 – 4th Street, N. W., Eastern Portion of Square 517

Dear Members of the Board:

Please be advised that Advisory Neighborhood Commission 2C, at its regularly scheduled February 6, 2002 public meeting, unanimously voted 6 to 0 to support a request for lot occupancy variance for the subject property.

The subject site is clearly unique and affected by several exceptional situations or conditions, including its triangular shape and the unusual condition of the lot at its western frontage where the historic D.C. Firehouse is located, which is not presently a part of the project. The Regulations permit 80% lot occupancy and in this case due to the unusual conditions affecting the property, the Applicant is providing approximately 95% lot occupancy.

The Commission strongly supports the maximization of residential development in this area and is of the view that a severe practical difficulty will result if the lot occupancy variance is not granted, as it will substantially impact the building and the design elements of the building along Massachusetts Avenue.

The granting of the variance request is only a benefit to the community's and City's goals and objectives for development of this area. In addition, the granting of this variance request furthers the provision of downtown housing as was contemplated in the Woodward & Lothrop Planned Unit Development.

Therefore, ANC 2C urges the Board of Zoning Adjustment to grant lot occupancy variance for this property.

Very truly yours,

Commissioner Leroy Thorpe, Jr.

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Board of Zoning Adjustment
District of Columbia
CASE NO.16881
EXHIBIT NO.23