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

July 18, 2002

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

BZA
Case No. 16907
Exhibit No. 25

Re: BZA Application No. 16907, 1522-1526 14th Street, NW

Dear Mr. Griffis and Members of the Board:

At its publicly advertised meeting on July 10, 2002, a quorum being present, ANC 2F voted 4 - 0 to support the application of U.S. Property Development Corporation for variances from the lot occupancy and residential recreation space requirements and a special exception from the ground floor retail requirements of the zoning regulations to facilitate the development of a mixed-use residential and retail project at 1522-1526 14th Street, NW.

The subject project has been extensively reviewed by the ANC with substantial community input. The developers have been responsive to the community's concerns about historic preservation and limiting the height of new construction on Church Street, which is a narrow street across an alley from the rear yards of town houses fronting on Q Street, NW. The ANC believes that relief from the 75 percent lot coverage restriction is warranted because the existing buildings on the site, which are contributing buildings to the Greater 14th Street Historic District, already occupy 65 percent of the combined lots, and the Historic Preservation Office has recommended that additions be restricted to one story with substantial setbacks from the 14th Street frontage.

There was considerable discussion by the ANC of the request for relief from the recreational space requirement. The Commissioners recognize that meeting the 15 percent requirement of the Zoning Regulations is unduly burdensome and unrealistic in light of land values in the urban core and construction costs. The ANC recommended that the developers continue to look for ways to provide recreation space, including the provision of a community room for use by residents. However, the ANC would not support reduction of the amount of parking provided in order to meet the recreational space requirement, as the lack of sufficient parking spaces in the neighborhood in relation to demand has become a major issue for residents.

Board of Zoning Adjustment
District of Columbia
CASE NO.16907
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The proposed retail space fronting on 14th Street, NW comprising 47 percent of the ground floor space falls just short of the 50 percent required by the Uptown Arts-Mixed Use Overlay District. The ANC supports a special exception in light of the need to preserve the existing historic buildings.

We thank the Board for according our views great weight. The revitalization of 14th Street, NW is one of this ANC's major goals.

Sincerely,

Helen M. Kramer
Vice-Chair