ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
P.O. Box 9348, Mid-City Station, Washington, DC 20005
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2002 MAY -5 AM 11:02

Commissioners:
2F01 Michael Nixon
2F02 Jim Brandon
2F03 vacant
2F04 Helen M. Kramer, *Vice Chair*
2F05 Leslie Miles, *Chair*
2F06 Bob Hinterlong, *Treasurer*

BZA
Case No. 16914
Exhibit No. 22

May 14, 2002

Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Premises 1445 P Street, NW and 1450 Church Street, NW, Lots 901 and 903 Square 209

Dear Members of the Board:

Advisory Neighborhood Commission 2F, at its publicly advertised regularly scheduled meeting on May 1, 2002, at which a quorum was present, voted 5 to 0 to support variance and special exception relief to permit the proposed development of a single building located at 1445 P Street,NW,and 1450 Church Street, NW.

The Commission supports the requested variance relief to permit: (1) a reduction of the residential recreation space from 15% to 5% for the overall project containing both the Church Street and P Street portions of the building, and (2) a variance from the height provision of Section 1902.1 for a portion of the roof structure on the 1445 P Street building in the Arts/C-3-A Zone to have an 18'-6" height for the cab and machine room for the elevator. In response to community concerns about the height, the developer agreed to reduce the height of the remainder of the roof structure to mitigate the non-compliance with the height requirement pursuant to Section 1902.1. In addition, the Commission supports the applicant's special exception request for unequal heights of roof structure through special exception relief pursuant to Section 411. The unequal height of roof structures allows the applicant to minimize the area for which the height variance relief is necessary.

In addition, if deemed necessary by the Zoning Administrator, the Commission also supports a court variance for the area located between the two buildings.

The Commission finds that the subject property is unique and affected by an exceptional situation in its irregular shape and size, and by its inclusion of an historic building subject to the review process before the Historic Preservation Review Board, as well as the requirements for various setbacks which reduce the opportunity to provide residential recreation space on the roof. The site is also impacted by regulations limiting the height of roof structures (Section 1902.1) but also requiring

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residential recreation space envisioned to be on the roof. The regulations impose a practical difficulty in that the applicant would be otherwise required to provide residential recreation space in an unneeded and undesired location within the site and building. In addition, there is no feasible way to provide the amount of required residential recreation space on the roof with the setbacks required by the Historic Preservation Review Board or on the exterior of the building and site.

The Commission supports the roof structure special exception as minimizing the height of the roof structure and still permitting the applicant to provide elevator access to the roof in compliance with the Americans with Disabilities Act.

The Commission believes that granting the variances and special exception requested will further the development of the area in a positive way and substantially benefit the community.

Sincerely yours,

Helen M. Kramer
Vice Chair