Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, N.W. Washington, D.C. 20037 (202) 736-1775

MS. JERRILY KRESS, Director
Zoning Commission
441 Fourth Street N.W.–Room 210
Washington, DC

October 8, 2002

JBG's Columbia/2440 Venture BZA Application No. 16926
Application for Special Exception and Variances,
Square 25, Portion of Record Lot 21, A&T Lot 808

Dear Ms. Kress:

This will certify that Advisory Neighborhood Commission 2A (ANC-2A), at a properly noticed regularly-scheduled monthly public meeting held on September 18, 2002, at which all four currently-seated ANC Commissioners were present, unanimously adopted the attached Resolution No. 02-09B supporting the application of JBG's Columbia/2440 Venture for relief from two variances as well as a special exception for its previously approved residential apartment building to be located at 2400 M Street NW.

Pursuant to 11DCMR § 3103.2, the Applicant requests variances from the residential recreation space requirements under Section 773 and from the rear yard requirements under section 774, and, pursuant to 11 DCMR § 3104.1, also requests a special exception from the roof structure provisions of Section 411. The ANC voted to support these applications in their entirety.

In closing, please note that the Home Rule Charter for the District gave ANC's the power to represent local residents in expressing community concerns before District agencies and decreed that the concerns expressed by the ANC be given "great weight" and that a written rationale be given should the agency take a position different from that of the ANC.

Sincerely,

Elizabeth B. Elliott
Chair

Attachment: (1) Resolution #02-09B of September 18, 2002
cc: Christine Moseley Shiker, Holland & Knight

BZA
Case No. 16926
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16926
EXHIBIT NO.28

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #02-09B

Resolution in Support of JBG's Columbia/2440 Venture
BZA Application No. 16926
Application for Special Exception and Two Variances,
Square 25, Portion of Record Lot 21, A&T Lot 808

Whereas, JBG, under the aegis of it's Columbia/2440 Venture arm, proposes to build an apartment building of approximately 333 units at 2400 M St., NW; and

Whereas, this apartment building will enhance the residential character of Foggy Bottom/West End and bring new permanent residents to our neighborhood, in part because the project will have a sizable number of large apartments; and

Whereas, many of these residents will pay District of Columbia income and other taxes, increasing revenues to the District's treasury; and

Whereas, this project promises to provide sorely needed retail business, including a much-needed full-service grocery store, to the West End neighborhood of ANC-2A; and

Whereas, JBG requires a special exception and two variances from zoning requirements to allow the proposed 2400 M Street apartment building to have (1) shared penthouse/stairwell space; (2) bay windows over an alley; (3) and less residential recreation space than specified in the zoning regulations; and

Whereas, the special exception and variances, collectively, will not have a deleterious impact on the neighborhood and this project will enhance the permanent resident population and character of the community;

Therefore, be it resolved that ANC-2A unanimously supports JBG's request for the aforementioned exception and variances.

DATE: September 18, 2002

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 Elliott	X					
02 Price	X				X	
03 Tyler	X					
04 Vacant						
05 Miller	X					X
06 Vacant						

CHAIRPERSON