Advisory Neighborhood Commission 1C

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October 28, 2002

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

Re: BZA Case No. 16931
Application of 2327 Champlain Street LLC

Dear Members of the Board:

On October 21, 2002, at a regularly scheduled and duly noticed meeting, Advisory Neighborhood Commission 1C (ANC 1C) voted 6-1 (with one abstention) to recommend that the Board of Zoning Adjustment (BZA) grant the following specified variances and special exceptions requested by the Applicant in the above-referenced case, "subject to the incorporation in the BZA's order of a construction plan designed to minimize inconvenience to other residents and businesses in the area to the extent practical":

-- Special exception from the height limitations under sections 1402 and 1403
-- Special exception from the roof structure provisions under sections 400 and 411
-- Variance from the FAR requirements under section 402
-- Variance from the lot occupancy requirements under section 403

There are eight members of ANC 1C, and five members constitute a quorum. Seven were present at the meeting.

This project was discussed with the Applicant and the public at three regularly scheduled meetings of ANC 1C, as well as at public meetings of the ANC's Quality of Life Committee and the Reed-Cooke Neighborhood Association. The Applicant has made numerous changes in its original plans to accommodate concerns raised by the community and has agreed to support the inclusion of the requested construction management plan in the BZA's order.

ANC 1C's support for the requested variances is based on the exceptional narrowness and irregular shape of the lot in question, and by adverse soil and subsurface conditions, all of which would cause exceptional practical difficulties for the Applicant in the absence of FAR and lot occupancy relief. Such relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the R-5-B district in which the lot is located. Likewise, the ANC believes that the requested special exceptions are harmonious with the affected district and will not adversely affect the use of neighboring properties.

Although this letter is late, please accept this letter to the record.

I am authorized by the ANC to present this report to the BZA.

Please feel free to call me if you have any questions, 202-667-1488

Thank you for your consideration.

FOR THE COMMISSION,

Andrew James Miscuk
Chairman, ANC 1C

JLA

Case No. 16931
Exhibit No. 51

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.51