ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Commissioners:
2F01 Michael Nixon
2F02 Jim Brandon, *Vice Chair*
2F03 vacant
2F04 Helen M. Kramer, *Chair*
2F05 vacant2F06 Bob Hinterlong, *Treasurer*

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November 6, 2002

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

Re: BZA Application No. 16943, 1121 14th Street, NW

Dear Members of the Board:

At its regular publicly advertised monthly meeting on November 6, 2002, a quorum being present, ANC 2F voted 4 - 0 to accept the recommendation of its Community Development Committee to support the application for area variance relief from the closed court requirements in a C-4 District, to permit construction of an 11-story office building on Lots 868 and 869 in Square 247.

During the review of this proposal by the Community Development Committee, the residents of ANC 2F most directly affected by this proposed office building, namely those residing at Thomas House, located at 1330 Massachusetts Avenue, NW, were well represented at the meeting and had ample opportunities to obtain information and express their opinions. The committee's review of the 1993 alley closing and related agreements among the abutting property owners clearly established that the requirement for a variance arises solely from the applicant's agreement with Thomas House that it would set back any above grade improvement of Lot 869 five feet from the property line established by the reversion of part of the closed alley to the applicant's ownership. Further, the committee's review of plat maps and sight lines established that Thomas House's windows facing 14th Street, NW are angled away from the proposed office building, and that the proposed building would be 150 feet away from Thomas House at its closest point. Some residents of Thomas House would prefer that the subject property remain unimproved, or that the applicant not realize the matter-of-right height and density of the C-4 District. The ANC recognizes the impracticality of these desires, and urges the Board to approve the application. In light of the timing of the ANC's meeting and its inability to meet the minimum notice requirement for the hearing of this case on November 12, 2002, we also request that the Board waive the seven-day advance notice of the ANC's views.

Sincerely,

Helen M. Kramer
Chair

BZA
Case No. 16943
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16943
EXHIBIT NO.26