Advisory Neighborhood Commission 2C

Terrell Junior High School - Shaw/Terrell Community Center
First & Pierce Streets, NW Washington, DC 20001

December 17, 2002

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Case No. 16959

Dear Members of the Board:

Advisory Neighborhood Commission 2C (ANC 2C) hereby requests that the Board waive the requirements of section 3115.1 and accept the attached ANC report out of time.

Sincerely,

Leroy Joseph Thorpe, Jr.
Chairman, ANC 2C

BZA
Case No. 16959
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16959
EXHIBIT NO.27

Advisory Neighborhood Commission 2C

Terrell Junior High School - Shaw/Terrell Community Center
First & Pierce Streets, NW Washington, DC 20001

December 5, 2002

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Case No. 16959

Dear Members of the Board:

Advisory Neighborhood Commission 2C (ANC 2C) met in a regularly scheduled and advertised public session on December 4, 2002. At that public meeting, ANC 2C **voted 5-0 to support** (a quorum being four members present) the application of 575 7th Street, LLC, et al., for an area variance from the arts and entertainment-related uses for the property located at Lots 878, 880 and 41 in Square 456.

ANC 2C supports the location of the Shakespeare Theater at Lot 878 and finds that it would be unduly burdensome to require the owners of Lots 880, 878 and 41, which are being developed under a Combined Lot Development, to provide almost three times the amount of required arts space than any other property located in the Downtown Development District. The property is burdened by exceptional circumstances in that it is the only privately-held property in the DD Overlay subject to the three subcategories of historic preservation, housing, and arts uses. Additionally, the Shakespeare Theater is specifically tied to this site because of its close proximity to its Lansburgh Building facility and the city grant to locate specifically on Lot 878 in Square 456. These unique circumstances make it practically difficult for the owners to comply with provisions that would force them to provide almost three times the required amount of arts-related uses. No harm will come to the public good or the intent or purposes of the Zoning Regulations by the granting of this application. We therefore urge the Board to approve the requested relief.

Sincerely,

Leroy Joseph Thorpe, Jr.
Chairman, ANC 2C