ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Commissioners:
2F01 Cary Silverman, *Secretary*
2F02 Jim Brandon, *Vice Chair*
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Chair*
2F05 vacant
2F06 Bob Hinterlong, *Treasurer*

January 13, 2003

Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: BZA Application No. 16966, NEST and Totah Venture, LLC, 1426-1430 K Street, NW (Square 218, Lots 808 and 823)

Dear Mr. Griffis and Members of the Board:

At its first meeting of 2003, held on January 8, which was publicly advertised and at which a quorum was present, ANC 2F voted 5 - 0 to support the application of NEST and Totah Venture for a special exception to allow a mechanical penthouse not meeting the set-back requirements under 11 DCMR section 770.6(b), and a variance from the rear yard requirements under section 774 to allow the construction of an office building with ground floor retail use and an accessory parking garage at 1426-1430 K Street, NW. Discussion of the issue of whether a variance is required for the additional 0.4 FAR created by the proposed projection of the building into public space persuaded the commissioners that such a variance is not necessary under the zoning regulations, but ANC 2F supports it if the Zoning Administrator persists in his mistaken opinion. The commission welcomes the proposed replacement of two long-derelict vacant buildings with a new building having architectural merit.

In light of the inability of ANC 2F to consider this project in time to meet the requirements of section 3115.1, we respectfully request the Board to waive the seven-day requirement for the ANC's report.

Sincerely,

Helen M. Kramer
Chair

ZONING COMMISSION
District of Columbia
Case 16966
Exhibit 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16966
EXHIBIT NO.32