ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

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JEANNINE RUSTAD ZIGNER
(202) 736-2718

January 22, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 22 PM 12:44

BY HAND
Ms. Beverley A. Bailey
Office of Zoning
441 Fourth Street, N.W., Room 201
Washington, D.C. 20001

Re: BZA Application No. 16969

Dear Ms. Bailey:

Per the request of the Board at the conclusion of the January 21, 2003, enclosed you will find the proposed the Site Plan, north elevation, Site Section (adjacent to the alley) and photographs presented to the Board at the hearing, as well as the January 13, 2003 letter of support form ANC 2F.

Should you require any additional information or have any questions regarding the enclosed material, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Jeannine Rustad Zigner

Enclosures (as stated)
cc: Chip Newell
Paul Hoftyzer
Arthur Jackson (w/encl.)
Richard B. Nettler, Esquire

BZA
Case No. 16969
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16969
EXHIBIT NO.29

ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
GOVERNMENT OF THE DISTRICT OF COLUMBIA
P.O. Box 9348, Mid-City Station, Washington, DC 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053

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. 16969, U.S. Property Development Corporation, 1522-1526 14th eet, NW (Square 209, Lot 98)

Dear Mr. Griffis and Members of the Board:

At its regular monthly meeting on December 4, 2002, which was publicly advertised and at which a quorum was present, ANC 2F voted 4 - 0 in favor of the recommendation of its Community Development Committee to support the application of U.S. Property Development Corporation for a special exception from the rear yard requirements under section 774.1 of the Zoning Regulations to allow a residential and retail development at 1522-1526 14th Street, NW. The requested relief is needed to allow access of vehicles to the proposed parking garage in the rear of the property.

Sincerely,

Helen M. Kramer
Chair

SITE PLAN

CONDOMINIUMS AT 14TH STREET

1401 CHURCH STREET, NW

Washington, D. C.

Mid City Development LLC

CONSTRUCTION SET
08 NOVEMBER 02

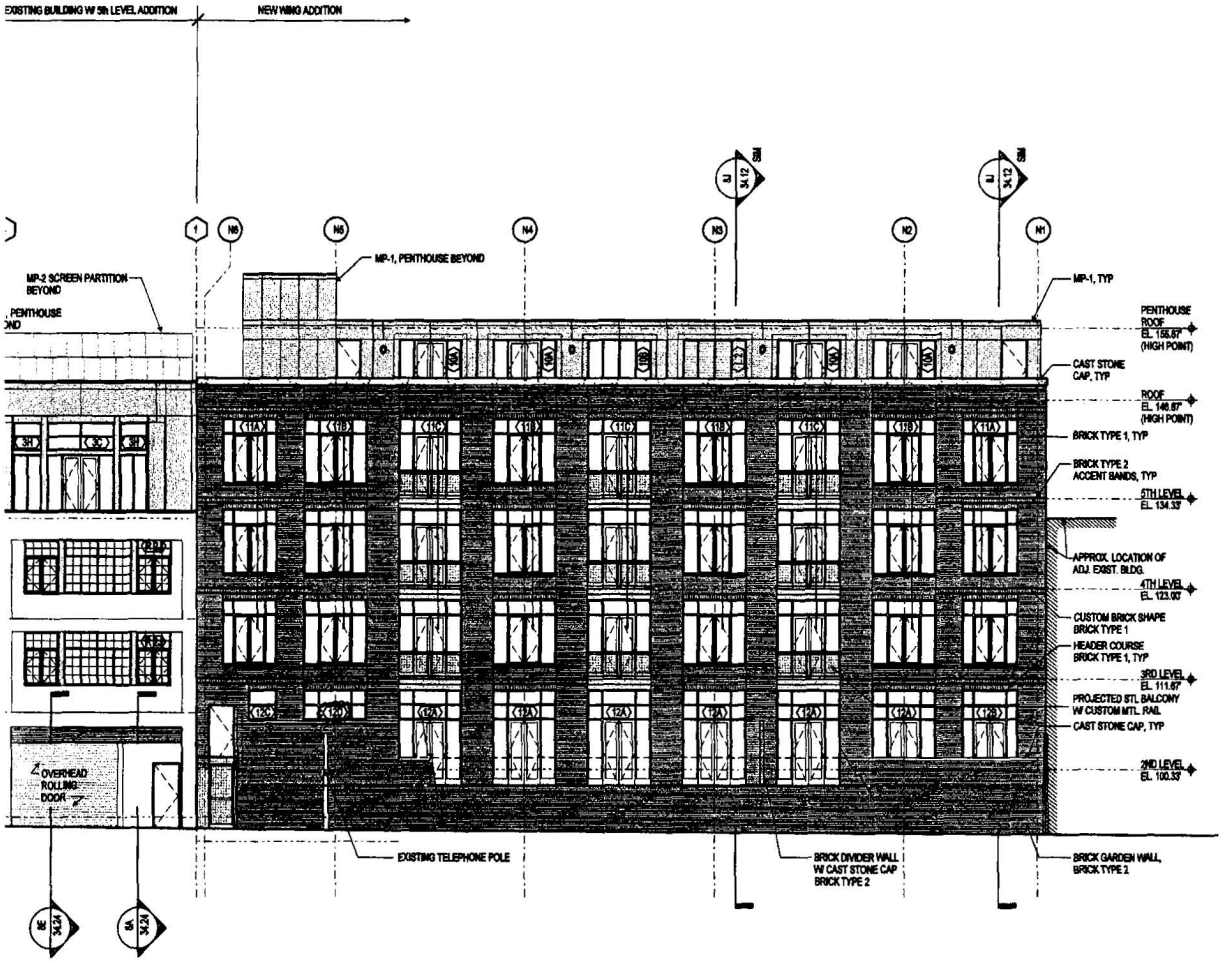
RTKL

RTKL DC Associates PC

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SITE PLAN

Contract No. 20.020.0.10
Date 08 NOVEMBER 2002
Scale



GENERAL NOTES:

1. REFER TO SHEETS 33.51, 33.52, & 33.53 FOR PRESERVATION REQUIREMENTS.
2. PATTERNED AREAS WITHIN THE EXTENT OF EXISTING BUILDINGS INDICATE AREAS OF NEW/REPLACEMENT WORK.

CONDOMINIUMS AT 14TH STREET

1401 CHURCH STREET, NW

Washington, D. C.

Mid City Development LLC

No. Date Item

REVISIONS

CONSTRUCTION SET

08 NOVEMBER 02

Drawn

Checked

Approved

RTKL

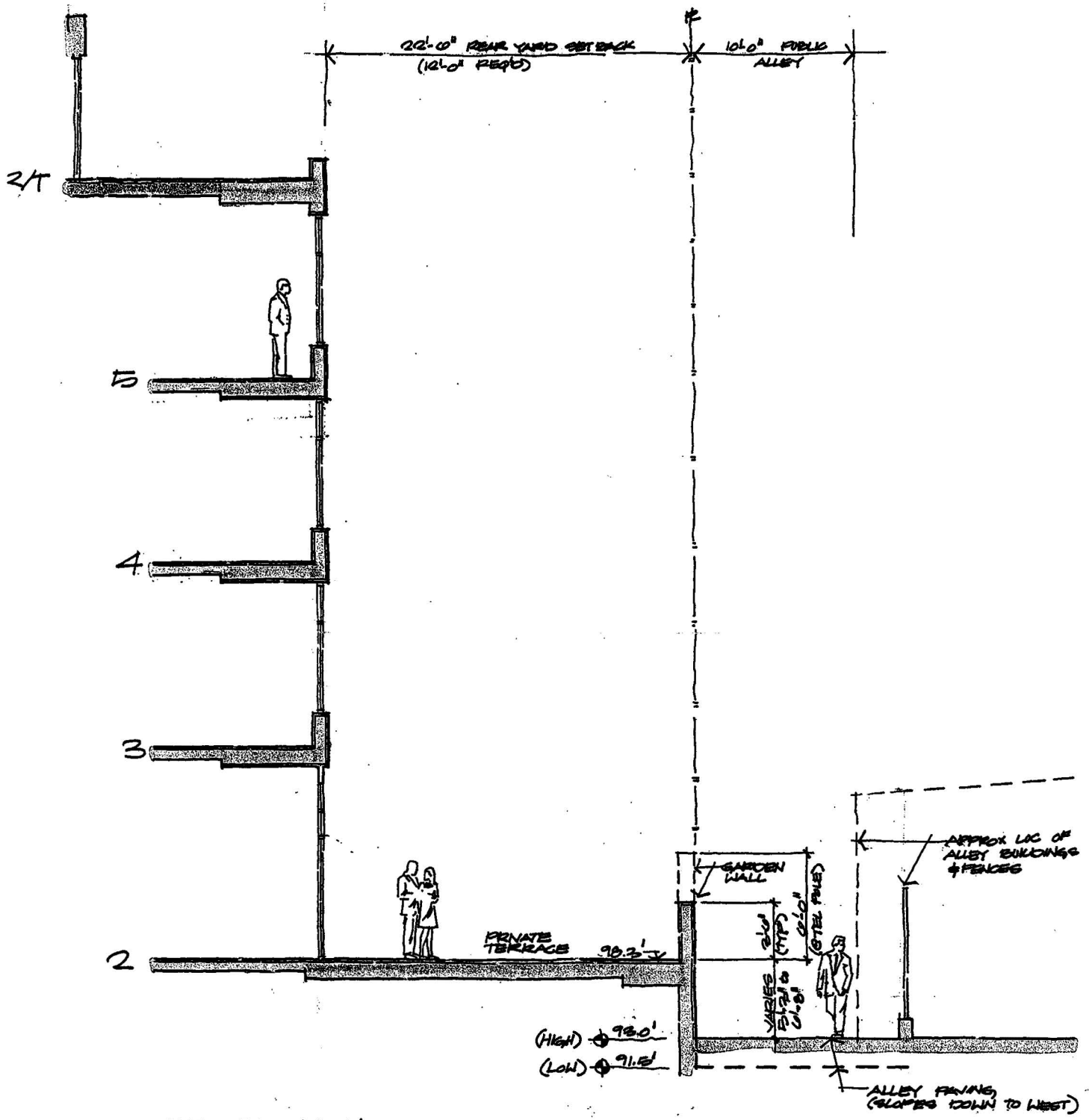
RTKL DC Associates PC
1250 Connecticut Avenue
Washington, DC 20036
202.833.4400 202.912.8100
www.rtkl.com

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NORTH ARCHITECTURAL ELEVATION

Contract No.	20-02010.10
Date	08 NOVEMBER 2002
Scale:	1/8" =1'-0"

33.12



SITE SECTION (THROUGH ALLEY)

0 1 2 4 10 20'

LOFTS-14 (1401 CHURCH ST
20 NOV 02
RTKL


















1420