GOVERNMENT OF THE DISTRICT OF COLUMBIA
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February 28, 2003

Jerrily R. Kress, Director
Office of Zoning
441-4th Street, NW, #210 South
Washington, DC 20001

Re: Case No. 16983 -- Applicant - Blue Sky Housing O Street, LLC

Dear Ms. Kress:

At its monthly meeting of November 6, 2002, in which a quorum was present, ANC 2C voted unanimously to support the above-referenced applicant's request for (1) a area variance from the provisions of the R-4 Zone for zoning relief to allow for the rehabilitation of the two rowhouses into seven condominium units and (2) a variance from the parking provisions of the R-4 Zone requiring one parking space for every three units.

In its presentation before ANC 2C at that public meeting, representatives of the applicant discussed the nature and purpose of the project, presented photographs and drawings and provided information to all questions posed by the community. Site visits to the establishment found it to be appropriate for the surrounding neighborhood in the Shaw/Mount Vernon Square area. The property was found to have unique characteristics for the area for the reasons that it was in such poor condition, the rehabilitation costs make it impossible to develop as four units and the condition of the property is not consistent with other structures in the area. The structures on the property are in such poor condition they almost appear to be unsalvageable. The applicant proposes to rehabilitate the structures, which would make them consistent with the area.

Further, review of the application revealed no opposition by the community.

A motion to support the applicant's request for variance was put forth by the Commissioner representing the single-member district of 2C02 in which the project is located. The motion was seconded and passed by all Commissioners present. In light of the above comments, it is the desire of ANC 2C that this decision will be accorded **"Great Weight."**

Respectfully Submitted,
"Mahdi" Leroy J. Thorpe Jr.
Leroy Joseph Thorpe, Jr.
Chairperson

Cc: Earle C. Horton, III, Esq.

BZA
Case No. 16983
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 16983
EXHIBIT NO. 30