ANC 2F ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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Commissioners
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2F02 Jim Brandon, *Vice Chair*
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Chair*
2F05 Vacant
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March 16, 2003

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D.C. OFFICE OF ZONING
2003 MAR 17 AM 7:09

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

Re: BZA Application No. 16999: Application for U.S. Property Development Corporation; Square 209, Lot 1 (801 & 802), part 2 (803), 36 (800), 34, 35 & 57-59 (916), 37 (837) and a portion of a public alley closed by Act 14-608; 1401 and 1413 P Street, N.W., 1502 and 1506 14th Street, N.W., 1510-1520 14th Street, N.W. and 1410 Church Street, N.W.

Dear Mr. Griffis and Members of the Board:

At its March 5, 2003 meeting, which was publicly advertised and at which a quorum was present, ANC 2F voted 5 - 0 to support the application of U.S. Property Development Corporation in the above referenced proceeding for area variances from the Zoning Regulations, 11 DCMR § 3103.2:

- from the maximum lot occupancy requirements of subsection 772;
- from the minimum area and other requirements pertaining to residential recreational space under subsection 773; and
- from the minimum court width requirement of subsection 776 in the C-3-A/Arts District.

It is the view of the Commission that the site is unique in that it contains three historic properties, that it is unusual in its shape due to the public alley which runs through the property, and that the strict application of the Zoning Regulations would result in peculiar and exceptional practical difficulty for the Applicant. Further, the height restrictions and required ground-floor retail usage do not allow for recreational space in addition to the private balconies and terraces being provided. It is the view of the Commission that granting of the variance will provide substantial benefits to the community, notably promoting the neighborhood's historic character, providing needed street-level retail, and expanding the area's housing supply.

Thank you for according great weight to our views.

Sincerely,

Helen M. Kramer
Chair

BZA
Case No. 16999
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 16999
EXHIBIT NO. 22