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

D.C. BOARD 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. 17005 – The Studio Theatre, Inc.
Application for a Variance and Special Exceptions: Square 241, Lots 830, 834, and 835 (1501, 1507, and 1509 14th 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 The Studio Theatre in the above referenced proceeding for one variance and two special exceptions from the Zoning Regulations, 11 DCMR § 3103.2, to allow for development of The Studio Theatre's contiguous properties at the above-referenced location. These include:

- An area variance from the rear yard requirement of §§ 774.1 and 2001.3(b)(2);
- A special exception to allow more than one roof structure, one of which provides screening walls that would not be of equal height; under § 771.1; and
- A special exception to allow less than 50% of the surface area of the street wall along 14th Street at the ground level to be used for display windows and entrances under § 1903.4.

The Commission also supports Studio Theatre's request to combine the three existing buildings within a single, unified building to be located on a single lot of record.

It is the view of the Commission that the site is unique in its unusual shape due to the narrowness of the alley running from P to Q Street. The strict application of the rear yard requirement would result in peculiar and exceptional practical difficulty for the Applicant, reduce the size of the already narrow alley, and not benefit the community. Moreover, the combination of the three buildings merits a special exception to permit three separate roofs, at different heights, so as to hide mechanical systems from view. Finally, the Commission agrees that it is unrealistic and unnecessary to strictly apply the 50% display window/entrance requirement in this particular case, given the length of the property and nature of its use.

Thank you for according great weight to our views.

Sincerely,

Helen M. Kramer
Chair

BZA
Case No. 17005
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17005
EXHIBIT NO. 26