Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

June 3, 2003

Jerrily R. Kress, Director
D.C. Zoning Commission
441Fourth Street, NW, Suite 210
Washington, DC 20001

Re: BZA Application No. 17014 for Three Area Variances for a Mixed-use (Residential/retail) building in the C-2-C District at premises 2110 and 2150, NW, Square 71, Lots 11, 19, 21, 23, 26-28, 34, 801-806, 812, 816, and 817.

Dear Mrs. Kress:

Advisory Neighborhood Commission 2A, at its regular monthly public meeting on May 21, 2003, properly noticed and with a quorum present, voted unanimously to approve Resolution 03-5C, copy attached, confirming the ANC's support for the zoning request in the above-cited case.

The Commission also voted to have Commissioner Richard Price, in whose SMD the project is located, represent ANC-2A on this issue.

We respectfully request that this letter and the attached resolution be made a part of the file on this case.

Thank you for your attention to this matter.

Respectfully submitted,

Dorothy Miller

Dorothy Miller, Chair
Advisory Neighborhood Commission 2A

Attachment (1)

BZA
Case No. 17014
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17014
EXHIBIT NO. 25

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution 03-5C

Resolution on BZA Application No. 17014 for
Three Area Variances at 2110 and 2150 M Street, NW

Whereas, EastBanc, Inc. proposes to build at 2110 M Street a mixed-use project of condominium residences and retail establishments;

Whereas, one-third of this project's FAR could be devoted to commercial office space but instead will be devoted exclusively to residential and retail uses;

Whereas, the residential nature of this project will make a significant contribution to Foggy Bottom/West End as a neighborhood of residents;

Whereas, EastBanc has agreed to require that the condominium by-laws provide that 80 percent of the units in the project be owner occupied, further assuring that this project will attract permanent residents to the Foggy Bottom/West End neighborhood;

Whereas, the retail uses of this project will create a lively street scene in its area;

Whereas, EastBanc is requesting three variances for this project: a variance for height, a variance for recreation space, and a variance for FAR;

Whereas, the proposed building's height will be no higher than adjacent buildings and the extra FAR is minor and is required to create a canopy for a gas station;

Therefore be it resolved that ANC 2A supports EastBanc's application for each of the above-mentioned variances.

DATE: May 21, 2003

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 LEHRMAN	X					X
02 PRICE	X				X	
03 TYLER				X		
04 LEWIS	X					
05 MILLER	X					
06 SINGER	X					

Dorothy Miller
CHAIRPERSON/~~SECRETARY~~