ADVISORY NEIGHBORHOOD COMMISSION 2C
PO Box 26182
Ledroit Park Station
Washington, DC 20001

June 20, 2003

D.C. ZONING
2003 JUN 23 PM 12:19

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: BZA Application No. 17030
913-919 E Streets, N.W.
Square 377, Lots 37, 42, 806 and 7000

Dear Members of the Board of Zoning Adjustment:

This letter is to advise that Advisory Neighborhood Commission 2C at its regularly scheduled June 4, 2003, public meeting, at which a quorum was present, unanimously voted 4 to 0 to support the application of JBG/JER E Street, L.L.C. for the construction of an apartment house with first floor retail/arts-related uses. The applicant is requesting a special exception from the roof structure setback and one enclosure requirements and a variance from the dimension requirements for residential recreation space.

The ANC finds that compliance with the roof structure requirements is impractical because of operating difficulties and other conditions relating to the building, including preservation of the historic facades, creating a courtyard and roof deck for the required residential recreation space, and creating a workable interior layout, which makes full compliance with the regulations unduly restrictive and unreasonable. Furthermore, the intent and purpose of Chapter 400 and the Zoning Regulations are not materially impaired by the structure and the light and air of adjacent buildings are not adversely affected.

Furthermore, due to the configuration of the roof, including the internal courtyard, the historic preservation of the façades and the required placement of the primary penthouse, the roof deck includes areas that cannot comply with the twenty-five foot minimum dimension requirement of Section 773.7. The ANC believes, however, the requested variance relief will not be detrimental to the public good and will not substantially impair the intent, purpose or integrity of the zone plan.

BZA
Case No. 17030
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO. 17030
EXHIBIT NO. 18

The ANC supports the project as an important addition to the community and requests that the Board grant the special exception and variance relief.

Very truly yours,

Leroy Thorpe, Jr.
Chairman, ANC 2C

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