ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
P.O. Box 9348, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners
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2F02 Jim Brandon
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Vice Chair*
2F05 Tom Funk, *Secretary*
2F06 Bob Hinterlong, *Treasurer*

January 21, 2004

Mr. Geoffrey Griffis, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, DC 20001

Re: BZA Application No. 17115 - 1445 Church Street, N.W.

Dear Chairman Griffis and Members of the Commission:

At its publicly advertised meeting on January 7, 2004, a quorum being present, ANC 2F unanimously approved, by a vote of 6 - 0, the recommendation of ANC 2F's Community Development Committee to support the above-mentioned BZA application. The applicant in this case (Rainbow Lofts, LLC) seeks a variance from the residential recreation space requirements of the Zoning Regulations, as enumerated in 11 DCMR §733.3, in order to develop a 21 unit residential project on the property, part of which was previously an automotive body shop.

ANC 2F believes that granting the proposed variance application is appropriate given the renovation of the historic building on the site, the inclusion of residential recreation space on the roof of the new residential building, and the fact that the area which was formerly included as grade level residential recreation space is unsuitable for such use because of its location on an alley and will now be available for two additional parking spaces, which are in great demand.

ANC 2F requests that its support of this project be given the "great weight" to which it is legally entitled.

Sincerely,

Helen M. Kramer
Vice-Chair

BZA
Case No. 17115
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17115
EXHIBIT NO. 23