ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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2F02 Jim Brandon
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2F04 Helen M. Kramer, *Vice Chair*
2F05 Thomas M. Funk, *Secretary*
2F06 Bob Hinterlong, *Treasurer*

February 10, 2004

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

Re: BZA Application No. 17137; 1515 15th St., N.W. (Square 209, Lot 100)

Dear Mr. Griffis and Members of the Board:

At its February 4, 2004 meeting, which was publicly advertised and at which a quorum was present, ANC 2F voted unanimously (6-0-0) to support the application of 1515 15th Street LLC, Jacob A. Kamerow, Trustee and Edith Kaplan, Trustee in the above-referenced matter for area variances from the Zoning Regulations, 11 DCMR § 3103.2:

- from the maximum lot occupancy requirements under section 772;
- from the minimum area and other requirements pertaining to residential recreation space under section 773; and
- from the minimum loading requirements under section 2101.1.

It is the view of the Commission that the site is unique in shape in that it wraps asymmetrically around the entire western side of Square 209. The property also has an unusual condition due to an alley easement, which bifurcates the site, thus restricting the areas of available construction. The property is within the Greater 14th Street Historic District, and the construction and design considerations adopted in response to the Historic Preservation Review Board (HPRB) have led to the need for certain zoning relief. These unique conditions result in a situation where the strict application of the Zoning Regulations would result in peculiar and exceptional practical difficulties for the Applicant. Further, these conditions do not allow for the required amount of loading facilities or recreational space. The Commission is satisfied with the private balconies and terraces being provided. The additional parking and the retail space are substantial benefits to the community, which are sought after by the neighborhood.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair

BZA
Case No. 17137
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.17137
EXHIBIT NO.23