ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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November 24, 2004

VIA FACSIMILE 202.727.6072

Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, DC 20001

Re: 1515 15th Street, N.W., Metropole, BZA Application #17137
Modification of Original Plan

Dear Chairman Griffis and Members of the Board:

This letter was written at the request of Paul Hoftyzer, representing the Metropolis Development Company, and is to advise you that the Community Development Committee ("CDC") of Advisory Neighborhood Commission 2F ("ANC") reviewed modifications of BZA Application #17137 at its publicly noticed November 17, 2004 meeting.

The project was originally approved by the ANC in advance of obtaining approval by BZA as a mixed use project of residential units, at grade and below grade retail, a large health club/spa and below grade parking. The project site, at 15th, P and Church Streets, N.W., in the Arts Overlay zone district is currently occupied by a Duron Paint Store.

The changes in the plan are:

1) An increase of 1 parking space [167 to 168],
2) a reduction in the number of residential units [105 to 90], and
3) an increase in the retail, service, & office space from 24,000 s.f. to 33,355 s.f.

The CDC voted unanimously (7-0-0) to recommend that the full ANC approve the Modifications.

The ANC is scheduled to review the modifications, and to hear the recommendations of the CDC, at its next meeting on December 1, 2004, and will file its comments with the Board of Zoning Adjustment after that date.

Sincerely,

Thomas M. Funk
Secretary, ANC 2F

cc: Paul Hoftyzer

BZA
Case No. 17137
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.17137
EXHIBIT NO.39