ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners
2F01 Cary Silverman, *Chair*
2F02 Jim Brandon
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Vice Chair*
2F05 Tom Funk, *Secretary*
2F06 Bob Hinterlong, *Treasurer*

April 21, 2004

VIA FACSIMILE 202.727.6072

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. 17153 – 1304 Rhode Island Avenue, N.W.
Square 242, Lot 65

Dear Chairman Griffis and Members of the Board:

At its publicly-noticed meeting on April 7, 2004, a quorum being present, ANC 2F unanimously voted, by a vote of 6 – 0, to support the above-cited BZA application. The applicants in this case, Kenneth and Susan Rosenau, seek a Special Exception pursuant to Sections 203.4(d), 203.10(b) and 3104 of 11 DCMR to use part of their residence zoned R-5-B as a law office under the rules for Home Occupations. The Applicants have three employees, one of whom rents an upstairs bedroom; therefore, there is one employee in excess of the number allowed under the zoning regulations. ANC 2F's understanding is that a change in the residency of the Rosenaus' associate would require a new application for a Special Exception.

ANC 2F's support is conditioned upon the following undertakings by the Rosenaus in order to minimize the impact of the expanded Home Office use on the community:

1. Shades will be kept drawn at all times in the front windows.
2. Employees will use public transportation to and from work. Alternatively, the Rosenaus will make arrangements for off-street parking.
3. If any clients or employees park in the alley, then the Rosenaus will assist the neighbors in securing a tow truck to remove the vehicle(s).
4. Neighbors will be welcome on the premises to monitor compliance.
5. No signage will be visible from the sidewalk.

The ANC's support is based upon an individual assessment of the application predicated on the low-impact nature of the Rosenau's law practice and adherence to the above-stated undertakings. The ANC took note of considerable concern on the part of nearby property owners that the Board of Zoning Adjustment not consider this case as a precedent that would lead to other commercial uses of historic residential buildings and diminish the residential character of the neighborhood.

Sincerely,

Cary Silverman
Chair, ANC 2F

BZA
Case No. 17153
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17153
EXHIBIT NO. 23

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April 22, 2004

VIA FACSIMILE 202-727-6072

The Hon. Carol Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, NW
Room 210S
Washington, DC 20001

Re: 1200 R Street, NW, Square 277 – Addendum to Previous Comments

Dear Ms. Mitten:

At its January 7, 2004 meeting, which was publicly-noticed and with a quorum present, ANC 2F voted unanimously (6-0-0) to support the BZA approval of a Planned Unit Development at Vermont Avenue and R Streets, NW, in Square 277.

The ANC's previous letter failed to convey that the ANC also voted unanimously (6-0-0) to support the rezoning of the site from R-4 to R-5-B.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

Shook, Hardy & Bacon L.L.P.
www.shb.com

Cary Silverman, ANC 2F
Chairperson

Hamilton Square
600 14th Street, N.W., Suite 800
Washington
D.C. 20005-2004
202.783.8400
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TO	PHONE	FAX
THE HON. GEOFFREY GRIFFIS, CHAIRMAN, D.C. BOARD OF ZONING ADJUSTMENT		202.727.6072
FROM	**IT #**	**MATTER #**
CARY SILVERMAN, ANC 2F CHAIRPERSON	1829	SHBX.00001
	DATE	
2 Pages Transmitted	APRIL 21, 2004	

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COMMENTS:

BZA Application No. 17153 - 1304 Rhode Island Avenue, N.W.

* AND *

To:
Zoning Commission
Re: 1200 R STREET, NW

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