ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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2F02 Jim Brandon
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Vice Chair*
2F05 Thomas M. Funk, *Secretary*
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April 9, 2004

VIA FACSIMILE 202.727.6072

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

Recd. 4/9/04

Re: 1101 K Street, N.W., BZA Application;
Special Exception for Parking Configuration

Dear Chairman Griffis and Members of the Board:

On April 7, 2004, at a publicly noticed meeting and with a quorum present, Advisory Neighborhood Commission (ANC) 2F voted unanimously (6-0-0) to approve the recommendation of its Community Development Committee to support the application to the Board of Zoning Adjustment for a Special Exception for the parking configuration at the above referenced project.

The Applicant, JBG/Rockwood 1101 K, L.L.C., proposes to construct a 274,587 square foot mixed use retail/office building at the project site. The Applicant seeks the flexibility to reduce the number of required parking spaces within the lot lines by twenty-five percent (25%) in order to provide additional tenant space on the B2 level. Employing this alternative, the Applicant will provide 72 standard, 45 compact and 4 handicapped parking spaces for a total of 121 parking spaces or seventy five percent of the required spaces. The Applicant proposes to provide an additional 48 parking spaces in the vault space, resulting in a total of 171 parking spaces, or 10 more than required. That the vault spaces cannot be included in the total number of required spaces necessitates the Special Exception.

The ANC finds that the proposed use is in harmony with the Zone Plan and Maps and is not likely to adversely affect the use of neighboring property.

THEREFORE, Advisory Neighborhood Commission 2F recommends that the Board of Zoning Adjustment grant to the Applicant the above referenced Special Exception.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

cc: C. Romano

BZA
Case No. 17158
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17158
EXHIBIT NO. 26