ADVISORY NEIGHBORHOOD COMMISSION 2C

June 14, 2004

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application No. 17167
910 M Street, NW

Dear Members of the Board of Zoning Adjustment:

This letter is to advise that Advisory Neighborhood Commission 2C, at its regularly scheduled June 2, 2004 public meeting, properly noticed and at which a quorum was present, voted 4-0-0 to support the above-referenced application which requested the following relief from the Board of Zoning Adjustment:

1. special exception from the roof structure requirements of Section 411;
2. special exception and variance to extend the DD/C-2-C District requirements onto the DD/C-2-A portion of the site under Section 2514.2;
3. variance from the lot occupancy requirements of Section 772.1;
4. variance from the rear yard requirements of Section 774.1;
5. variance from the court width requirements of Section 776.3; and
6. variance from the building setback requirements of the Downtown Development District of Section 1706.15.

The Commission feels that the subject property is unique and affected by a number of exceptional situations or conditions, including lot size and shape, extent of frontage along M Street, and the easement requirements along its western frontage.

The representatives of the applicant exhibited plans and sections which showed how the site and its unique conditions necessitate the requested variances from the court, lot occupancy and rear yard requirements, the location of roof structures and the requested special exception, the portion of the site that would be left if there were no variance granted pursuant to Section 2514.2, and that other relief such as court variance would be required in order to utilize the easternmost portion of the property.

The site is also located with the Shaw Historic District, which further complicates its development. The Commission agrees that a variance from Section 1706.15 is necessary to help break up the mass of the façade of the building so that it is respectful of the Victorian row houses located directly across M Street, NW.

BZA
Case No. 17167
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17167
EXHIBIT NO. 31

The Commission concludes that there is no adverse impact through the granting of the requested relief and that the site is located in a Housing Priority Area near the Convention Center and that the maximization of the provision of housing in this location is encouraged by the Comprehensive Plan and the Zoning Regulations.

The Commission supports the requested relief with the following conditions:

1. Applicant will make all efforts to minimize construction parking in the 900 block of M Street, NW including utilizing the block's alley system to effect deliveries of construction materials and prohibiting contractor and construction crew parking on blocks covered by the District's Residential Parking Permit Program..

2. The applicant shall undertake all possible measures to minimize vibration impacts on adjacent historic building during construction, including installation of monitoring devices as agreed to by nearby property owners, and shall submit a construction staging plan to the Commission for review and comment.

3. The applicant shall submit to the Commission for review and comment its further designs of the project as they progress.

We appreciate your consideration of our comments and your granting them the "great weight" due them.

Very truly yours,

Leroy J. Thorpe, Jr.
Chairman, ANC 2C

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