ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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2F01 Cary Silverman, *Chair*
2F02 Jim Brandon
2F03 Miriam Trimble
2F04 Helen M. Kramer, *Vice Chair*
2F05 Thomas M. Funk, *Secretary*
2F06 Bob Hinterlong, *Treasurer*

May 18, 2004

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

Re: BZA Application No. 17171, 1151-53 14th Street, NW

Dear Chairman Griffis and Members of the Board:

At its May 5, 2004 meeting, which was publicly-noticed and with a quorum present, Advisory Neighborhood Commission 2F ("ANC") voted (4-1-0) to accept the recommendation of its Community Development Committee to support BZA Application No. 17171, which requests a special exception pursuant to Section 2514.2 to extend the zoning line for a C-4 piece of property along 14th Street into the DD/R-5-E District, which is being developed with a residential apartment building with ground floor retail space.

The special exception is necessary to prevent the creation of a five foot wide space between the existing walls of the Baptist Senior Adult Ministry deck and entry to the parking garage and what otherwise would be the rear lot line and deck of the applicant's proposed apartment building.

The creation of this no-man's land area would not be in the interest of the adjoining property owners or the community at large. Therefore, ANC 2F supports the granting of the special exception as requested by the applicant.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

cc: Chip Glasgow (via e-mail: cheryl.jones@hklaw.com)

BZA
Case No. 17171
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17171
EXHIBIT NO. 23