**ADVISORY NEIGHBORHOOD COMMISSION 2F**
**Government of the District of Columbia**
**5 Thomas Circle, NW, Washington, D.C. 20005**
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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. 17176, 1320 9th 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 unanimously (5-0-0) to accept the recommendations of its Community Development Committee to support BZA Application No. 17176, which requests three areas of relief from the Board, as set forth below:

1. Variance from the percentage of lot occupancy requirements in Section 772;

2. Variance from the rear yard requirements pursuant to Section 774; and

3. Variance from the provisions of Section 2001.3, which prohibit the enlargement of a building which does not comply with the percentage of lot occupancy requirements.

The subject building is below both the height and FAR limits of the C-2-A Zoning District and this application will provide for the redevelopment of a site that is in a dilapidated condition and could inspire other development in the immediate area. The subject site is unique and affected by an exceptional situation or condition due to the prior mixed-use of the building and its additions over time. The proposed plan will include residential space for five units within the building as well as ground floor commercial space along 9th Street.

The nature and configuration of the exiting building contributing to the historic district results in the necessity of the relief requested in order to maximize residential use of the site. Therefore, ANC 2F supports the granting of the variance relief to redevelop this property.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

BZA
Case No. 17176
Exhibit No. 28

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



Board of Zoning Adjustment
District of Columbia
CASE NO. 17176
EXHIBIT NO. 28

Shook, Hardy & Bacon L.L.P.
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|---|---|---|
| THE HON. GEOFFREY GRIFFIS, CHAIRMAN, D.C. BOARD OF ZONING ADUSTMENT | | 202.727.6072 |
| **FROM** | **IT #** | **MATTER #** |
| CARY SILVERMAN CHAIRPERSON, ANC 2F | 1829 | SHBX.00001 |
| | **DATE** | |
| 4 Pages Transmitted | MAY 18, 2004 | |

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If you experience any problems, please call 202.662.4859.

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COMMENTS:

Please see the attached correspondence regarding:

- BZA Application No. 17176, 1320 9th Street, NW
- BZA Application No. 17171, 1151-53 14th Street, NW
- BZA Application, 1638 14th Street, NW (14th and R Streets)-(17191)

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