ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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May 18, 2004

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

BZA 17191

Re: BZA Application, 1638 14th Street NW (14th and R Streets), Square 208

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 support the recommendation of its Community Development Committee for above-referenced project, which would include the following areas of variance relief:

1. Variance from the court width requirements to permit a reduction from the required court width of approximately 28 feet to no less than 15 feet.

2. Variance from the residential recreation space requirements due to the narrowness of the lot and to prevent the roof structures from protruding above the 83½ foot height limit, which is not possible without the requested variance as the roof structures would need to protrude approximately 18 feet above the roof if residential recreation space were to be provided there. The Commission also notes in support of this request that there are only seven residential units in the building and each one of the residential units has its own private outdoor recreation space and there is a lobby area for the unit residents of the seven units to congregate in, which has an area of approximately 450 square feet.

3. A variance from the parking requirements as 15 of the 18 parking spaces being provided are located in a vault. This is due to the desire to provide below-grade parking, which on a lot that is only 50 feet in width, results in a situation where almost all the parking spaces are beyond the property line. A review of the plans shows that there is no feasible way to provide the required parking within the footprint of the lot.

The ANC supports the requested areas of relief as the applicant has demonstrated that the subject site is unique and affected by an exceptional situation or condition and that the strict application of the Regulations would result in a practical difficulty and this project is a benefit to the community and has no adverse impact.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chair, ANC 2F

BZA
Case No. 17191
Exhibit No. 22

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

Board of Zoning Adjustment
District of Columbia
CASE NO. 17191
EXHIBIT NO. 22