ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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July 12, 2004

VIA FACSIMILE 202.727.6072

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

Re: BZA Application No. 17197, 1600 Fourteenth Street Limited Partnership

Dear Chairman Griffis and Members of the Board:

At its July 7, 2004 meeting, which was publicly-noticed and with a quorum present, Advisory Neighborhood Commission 2F ("ANC") voted unanimously (5-0-0) to support the revised application of 1600 Fourteenth Street NW Limited Partnership, for the reasons, and subject to the representations and conditions, discussed herein. *The revised application requested the following relief:*

1. **A variance from Section 773.3, which requires that at least 15% residential gross floor area be recreational space requirement. The Applicant would provide 6% recreational space, along with considerable other areas of private and non-countable public space. Should this variance not be granted, the Applicant requests various other relief that is necessary to bring an elevator up to the roof deck.**

The ANC supports this variance in consideration of the public benefit offered by the Applicant in providing more parking spaces than required by the zoning regulations. Although page 6 of the application continues to state that "[a]t minimum, the Applicant would supply 20 parking spaces," the Applicant represented to the ANC that it would commit to providing an additional level of parking. This second level of parking would bring the number of parking spaces from 20 to 35. (The Applicant's revised application shows both levels of parking at Exhibit C, ASK 1 and 2.) The Applicant noted that they expect 26 to 30 units in the building, which would provide more than a 1:1 ratio of parking spaces to units. Maximizing available parking spaces is particularly important to the ANC given the great influx of population in the immediate area of the Applicant's project. *The ANC conditioned its support for the variance from Section 773.3 on the provision of this additional parking, barring extraordinary unforeseen circumstances in the ground.* In addition, ANC members noted that providing a variance from the residential recreational space requirement will avoid an undesirable increase in height of the roof structure, which will be visible from the street and detract from the historic district.

BZA
Case No. 17197
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17197
EXHIBIT NO. 24

2. **A special exception from Section 1901.1's requirement that at least 50% of the ground floor be occupied by retail or service uses listed in Section 1907 or arts-related uses listed in Section 1908. The Applicant would fall short of this requirement by 3.1%.**

The revised application includes an increase in the amount of retail /arts space provided from 37% to 46.9%. The Applicant noted that the total square footage required is provided within the total enclosed area even though a small part of it is outside the property limits behind display windows that, while being allowed projections into public space are not areas zoning standards consider. The ANC supports this special exception as a negligible deviation from the required 50% retail space in the Arts Overlay District. Some members of the community had initially expressed concern with the original 37% request as limiting the amount of desirable retail / arts space without a corresponding community benefit. The Applicant's amended application addresses those concerns and has the full support of the ANC.

3. **The Applicant initially requested a special exception from Section 1901.6, which limits the amount linear frontage of "eating and drinking" establishments to 25% within the Arts Overlay District.**

The ANC supports the Applicant's withdrawal of this request.

Thank you for according great weight to our views.

Sincerely,

Cary Silverman
Chairperson, ANC 2F

cc: Lindsley Williams, Holland & Knight LLP
(LWilliams@HKLaw.com)

Shook, Hardy & Bacon L.L.P.
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TO	PHONE	FAX
THE HON. GEOFFREY H. GRIFFIS, BOARD OF ZONING ADJUSTMENT		202-727-6072
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Cary Silverman

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COMMENTS:

RE: BZA Application No. 17197

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