Government of the District of Columbia
Advisory Neighborhood Commission 6C

December 16, 2004

Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: BZA Application No. 17271 of JBG/Louisiana Avenue, L.L.C.
51 Louisiana Avenue, N.W., Square 631, Lot 17

Dear Mr. Griffis:

At its regularly held meeting on December 8, 2004, with a full quorum of 5 Commissioners present and proper notice having been provided, Advisory Neighborhood Commission 6C (the "Commission") considered BZA Application No. 17271 of JBG/Louisiana Avenue, L.L.C. (the "applicant") for an area variance from the height restrictions so as to allow the construction of an addition at the subject property – 51 Louisiana Avenue, N.W., Lot 17 in Square 631 (the "Property").

The Planning and Zoning Committee (the "Committee"), which met on December 1, 2004, with a full quorum present, unanimously recommended that the Commission support the applicant with the condition that the BZA condition its approval on the applicant obtaining LEEDs certification. The Committee had found the Property is unique due to the following features:

- Its oddly shaped lot -- the lot is five (5) sided– with larger than usual public space surrounding the property.
- Irregular V shape of the existing improvements.
- Historic nature of the building -- The building is subject to a standstill agreement with DCPL entered into by the prior owner and thus effectively treated as a historic landmark.
- Extremely high floor plates of fifteen feet (15') in the existing building.
- Tiber Creek combined storm sewer running underneath the property.
- Metro tunnel underneath and adjacent to the property

The Committee further found that the uniqueness results in practical difficulties in developing the property if the zoning regulations are strictly applied and that there will be no harm to the public good done by the granting of the application, with the condition of the LEEDs certification requirement.

BZA
Case No. 17271
Exhibit No. 20

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Present for the applicant at the ANC meeting was: Jeannine Rustad, Esquire, Robins, Kaplan, Miller & Ciresi L.L.P.; Dean Cinkala, Kai Reynolds and John Wilkinson of JBG/Louisiana Avenue, L.L.C. ("JBG") and George Dove, WGD Architects. After questions of the applicant from the Commission, the Commission voted unanimously to support the applicant with the condition that the applicant be required by the BZA to obtain LEEDs certification. This recommendation to the BZA is based on the Commission's determining that:

1. The Property is unique due to: (a) its odd shape; (b) the irregular V shape of the existing improvements; (c) historic nature of the building and standstill agreement with DCPL; (d) extremely high floor plates of fifteen feet (15') in the existing building; (e) Tiber Creek combined storm sewer running underneath the Property and the Metro tunnel underneath and adjacent to the property.

2. The uniqueness of the Property results in practical difficulties in developing the property if the zoning regulations are strictly applied. It was noted that, even with the additional height requested, the total development on the lot would not meet the maximum density of 6.5 FAR.

3. There will be no harm to the public good by the granting of the application with the condition of the LEEDs certification requirement.

Thank you for your consideration.

Sincerely,

Mark Dixon (KW)

Commissioner Mark Dixon
Chairman, ANC 6C

cc: Jeannine Rustad, Esquire