ANC1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PO BOX 73710, WASHINGTON, DC 20056

Myla Moss, Phil Spalding, Catherine Hammonds, Deairich R. Hunter, Mike Smith, Tim Stephens,
Lori Parker, Rosemary Akinmboni, Thomas K. D. Smith, Nate Matthews, Raymond Wright

5 March 2005

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Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Suite 210 South, 441 4th Street NW
Washington, DC 20001

BZA Case No. 17302
Lofts at the Heights of Columbia

Dear Chairman Griffis:

At its regularly scheduled meeting on March 3, 2005 (notice of which was properly given, and at which a quorum of ten of eleven members was present) ANC1B voted unanimous (10-0-0) support for variance from DCCMR 11, Section 770.1 as applied for by Non Profit Community Development corporation of Washington DC on NCRC Parcel 5 located at 2750 14th Street NW. While cognizant of the reasons for limiting height, the Commission does not feel that the additional height requested will have lasting impact on its neighboring community. The Commission does believe the applicant's argument that the additional ceiling height allowed to the ground level commercial floor will positively affect their ability to attract retail tenants more in harmony with the surrounding residential community. The Commission was also favorably impressed by this applicant's ability to achieve a fifty percent mix of affordable residential units which the Commission believes to be critical to the future health of our neighborhood. In its vote the Commission did also delegate Commissioners Philip Spalding and Thomas Smith to represent ANC1B before the Board on this application. We ask the Board to give great weight to our support for Application 17302.

Sincerely,

Deairich R. Hunter, Chairperson

Philip C. Spalding, Secretary

CC Litman Development
Councilmember Jim Graham
South Columbia Heights Neighborhood Association

BZA
Case No. 17302
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 23