ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

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July 12, 2005

(Via Email and First Class Mail)
Geoffrey H. Griffis
Chair
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: 1209 13th Street, N.W., Washington, DC, BZA Application No. 17347

Dear Chairman Griffis and Members of the Board:

On July 4, 2005, I wrote requesting that your Board defer action on this Application, due to the fact that ANC2F was not meeting until July 6, and, therefore, would not be able to provide advice on the Application prior to the then-scheduled date for BZA action. I write today to inform you of the actions taken by ANC2F on July 6, and to provide our advice to the Board.

At its duly held public meeting July 6, 2005, with quorum present and acting throughout, ANC2F reviewed the referenced matter which is currently pending before your Board. The Commission noted that the Community Development Committee (CDC) of ANC2F reviewed the Application in detail at its meeting on June 22, 2005 and had recommended that the Commission advise the BZA that the Application should be granted. Specifically, the CDC determined:

> The Application seeks a special exception from the roof structure setback requirements (§411 and 400.7) and area variances from the lot occupancy requirements (§ 403.2) to allow construction of an addition to an existing non-conforming structure pursuant (§ 2001.3) at 1211 13th Street, N.W. (Square 281, Lots 8 and 26).
>
> Compliance with the roof structure requirements is impractical because of the narrow size of the lot and the requirements for efficient unit layout, and the existing landmark on the site, which must be retained and rehabilitated in its present location. The lack of setback for the penthouse along the north elevation will not adversely affect the light and air of adjacent properties because it is located along the interior lot line and adjacent to the parking lot area of the property to the north.

BZA
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The variances are necessary because the site is affected by exceptional conditions inherent in the property that create practical difficulties in meeting the strict application of lot occupancy requirements. The site is L-shaped in configuration with only a very narrow portion of the site fronting on 13th Street. Further, as an individual landmark, the Proctor Alley Livery Stable must be retained and rehabilitated consistent with the recommendations of the Historic Preservation Review Board. The intent and purpose of the Zoning Regulations will not be impaired by the granting of the variances but rather will enhance this portion of 13th Street.

Upon motion duly made and seconded, and after discussion, the ANC2 unanimously (5-0) resolved to accept the recommendation of our CDC and to advise the BZA to approve the Application.

We request that the Board of Zoning Adjustments give great weight to our advice herein expressed, as provided by §1-309.10 of the District of Columbia Code.

Sincerely yours,

Charles D. Reed
Chairman, ANC 2F

cc: (Via Email Only)
Carolyn Brown
Michael Minnemann, Logan Circle Community Association