ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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2F01 Charles Reed, *Chairman*
2F02 Jim Brandon, *Vice Chairman*
2F03 Christopher Dyer
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Recd. 11.15.05

November 7, 2005

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17385
EXHIBIT NO. 38

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

Re: Report of Advisory Neighborhood Commission 2F with Respect to 936 N Street, NW – BZA App. No. 17385

Dear Chairman Griffis and Members of the Board:

In accordance with 11 CDCR § 3115, Advisory Neighborhood Commission 2F (hereinafter "ANC2F" or "Commission") submits its report with respect to the above application for zoning variance. *ANC2F advises the Board to grant the requested application.*

As required by 11 CDCR § 3115.1, ANC2F provides the following information (paragraph numbers correspond to those in the quoted regulation):

(a) *Identification of the appeal or application:* See reference above.

(b) *ANC meeting date:* October 5, 2005.

(c) *Notice:* Proper notice of the meeting was provided in accordance with law and the bylaws of ANC2F. Copies of such notice are contained in the minutes of the meeting.

(d) *Quorum and attendance:* Under ANC2F bylaws, a quorum requires the attendance of at least four of the six elected and acting commissioners. All six were present. A quorum was present and acting throughout the meeting.

(e) *Issues and ANC concerns:* The applicant seeks a variance to permit a mezzanine to be incorporated into the project, which would add a fourth floor to the existing structure. The building, located in a historic district is undergoing condominium conversion. The variance is required because the zoning applicable to this property would prohibit the requested addition.

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In a full presentation before a public meeting of the Community Development Committee ("CDC") of our Commission, the developer through its representatives and its architect provided evidence in support of the variance. The community, and the ANC is, as might be expected, quite concerned to preserve the historic character of the area, and to assure that building relate to this character. The CDC unanimously determined, and our Commission has concurred, that the applicant/developer has met its burden demonstrating justification under the D.C. Code § 6-641.07(g) (3) (2001) for the variance. With the addition of the additional floor, the building is under the 40 ft. height limitation applicable to this property. Further, the applicant demonstrates that, by reason of conditions recognized under the cited Code provision, compliance with existing zoning requirements would impose peculiar and exceptional practical difficulties to and exceptional and undue hardship on the applicant.

This project has previously received approval from ANC2F as well as from the Logan Circle Community Association and by District of Columbia Historic Preservation Review Board.

(f) *ANC recommendation:* That the Board approve the application.

(g) *ANC resolution vote:* The vote of ANC2F to adopt this recommendation was unanimous (6 to 0, with no abstentions).

(h) *Authorized persons:* ANC2F authorizes its Charles D. Reed, its Chairman, to represent this report.

We request that the Board give great weight to our advice herein expressed, as provided by § 1-309.10 of the District of Columbia Code, and 11 CDCR § 3115.2 of the Board's regulations.

Sincerely yours,

Charles D. Reed
Chairman, ANC 2F

cc: *(Via Email)*
Bill Bonstra
Paul Tummonds
Scott Friedman