ADVISORY NEIGHBORHOOD COMMISSION 1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

1B01 Lawrence T. Guyot, Jr.
1B02 Philip C. Spalding
1B03 Catherine Hammonds
1B04 Deborah R. Thomas
1B05 Jarvis Houston
1B06 Theodore "Ted" Butler
1B07 Sertira "Cookie" A. Wilson
1B08 Charles E. Glover
1B09 Sinclair "Nupe" Skinner
1B10 Kelvin P. Esters
1B11 Raymond Wright

22 August 2003

Ms. Carol J. Mitten, Chairman
Zoning Commission
Suite 210 South
441 4th Street NW
Washington, DC 20001

RE: Zoning Commission Case No. 03-04
PUD @ Square 2661, Lots 54, 215, 216, & 860 (1437—1451 Belmont St. NW)
Bozzuto Holdings LLC

Dear Chairman Mitten:

At its regularly scheduled meeting on June 5, 2003 (notice of which was properly given, and at which a quorum of six of eleven members was present) ANC1B voted unanimous (6-0-0) support for the PUD application of Bozzuto Holdings. Representatives of the applicant had presented and reviewed criticism at previous ANC1B meetings. Our original concerns with the height and massing of the building were successfully addressed by applicant's revisions to the design and also meetings with neighboring owners. Commissioner's requests to include affordable units resulted in the inclusion of one of each type of unit designed for the development equaling a total of four units. ANC1B does support higher density in transit oriented developments, and in the case of the Meridian Hill Condominiums we are also supporting the redevelopment of a parcel with a troubled history in our community.

ANC1B supports the waiver of the minimum lot area requirement of one acre for a PUD in the R-5-B District, as well as the requested deviation from the lot occupancy to allow the requested sixty-three percent coverage. Bozzuto (thankfully) did not raise the issues covered in Section 411, and ANC1B does not comment on the application for deviation from the roof structure requirements or curtain walls.

ANC1B supports this residential PUD application, and asks that the Zoning Commission give great weight to our support for this application.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary
Box 73710, Washington, DC 20056

CC: Bozzuto Holdings
Councilmember Jim Graham

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 19

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.19