



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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(Via Email and First Class Mail)

District of Columbia Zoning Commission

Carol J. Mitten,

Chair

441 4th Street, NW, Suite 210

Washington, DC 20001

ZONING COMMISSION

District of Columbia

CASE NO. 94-01A

EXHIBIT NO. 16

Re: 1331 L Street, NW, (Square 247, Lot 96) Minor Modification to Approved Planned Unit Development

Dear Chairwoman Mitten and Members of the Commission:

At a duly noticed public meeting on March 1, 2006, and with a quorum present and acting throughout, Advisory Neighborhood Commission 2F ("ANC2F") voted (6-0) to advise your Commission to approve the above pending application for minor modification of a Planned Unit Development (PUD)

This matter was the subject of a full review before a public meeting of the Community Development Committee ("CDC") of our ANC, held February 22, 2006. The developer through its representatives provided evidence in support of the modifications. It was represented at that hearing that no changes are proposed to the overall building density, height, or uses in the building from the project that was originally approved by the Zoning Commission in 1991. It was further represented that the building will provide an equal or greater number of off-street parking spaces than provided in the original PUD approval. The CDC noted that the exterior design revisions presented at the meeting included innovative building materials and orientation of ground floor retail uses, which the Committee determined will serve to enliven this mid-block site. The Committee was informed that the original PUD included a significant public amenity including a contribution to the Salvation Army for a housing project, as well as to housing construction within the boundaries of ANC 2F, both of which we were told have been satisfied.

The matter was again reviewed at the ANC2F March, 2006, meeting, at which the full ANC concurred in the recommendation of the CDC.

At neither the CDC nor the ANC meetings was any community objection stated to the proposals. Accordingly, given the minor nature of the requested modifications, ANC2F has no objection to the Commission's taking action on the request without a public hearing.

Accordingly, ANC2F advises that the Commission approve the application and that a public hearing be waived.

We request that the Commission 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*)

Dennis R. Hughes, Esq. (dennis.hughes@hklaw.com)

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