



Government of the District of Columbia

Advisory Neighborhood Commission 6C

May 17, 2007

Ms. Carol Mitten, Chairperson
Zoning Commission, Office of Zoning
441 Fourth Street N.W. Suite 200
Washington, D.C. 20001

Re: Case no. 07-01, Heritage Foundation – Rezoning for 208 Massachusetts Avenue N.E.,
Square 755, Portion of Lot 3

Dear Ms. Mitten:

On May 9, 2007, at our duly noticed, monthly meeting, with a quorum of six of nine commissioners present and voting, the matter of the application of the Heritage Foundation came before us. After full consideration of all aspects of the proposal, the commissioners voted unanimously to support this application, to amend the Zoning Map of the District of Columbia in accordance with Section 102 of the Zoning Regulations. The property that is subject to the application is 208 Massachusetts Avenue N.E. The property is a mixed-use building that occupies almost the entire site and is split-zoned. As a result of the split-zoning, the building is subject to two different zoning districts. The front, southern portion, is subject to the CAP/CJC/C-2-A, and the rear, northern portion is subject to the CAP/R-4 zone. The applicant requests the zone boundary dividing its property to be adjusted so that the lot is in a single zone. As a result, the entire property would be in the CAP/CHC/C-2-A zone.

After acquiring the building in 2001, Heritage converted it into apartments for interns, an educational lecture hall, and related offices. Due to the restriction imposed by the split-zoning, the applicant is not permitted to use the back portion of the building for any commercial purposes. In the future, Heritage would like the option of using an entire floor for commercial use, which, due to the split-zoning, is currently prohibited. The rezoning of the 3,080 square foot back portion of the site that is now zoned CAP/R-4 will resolve the issues created by the split-zoning but will not allow for any addition to the building since the building is already nonconforming as to height and FAR.

On behalf of the Commission,

Karen Wirt
ANC 6C chairperson

ZONING COMMISSION
District of Columbia

CASE NO. 07-01
EXHIBIT NO. 18

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Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787 (202) 547-7168.

ZONING COMMISSION
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