COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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June 5, 2003

District of Columbia Board of Zoning Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application No. 17023 / Danbury Street, S.W.

Dear Board Members:

As Councilmember for Ward Eight, where the proposed development will be located, I support the above-referenced application for special exception and variance relief. The relief is requested by the owner of the property, Chadwick LLC, on behalf of the Jade Group, which is the contract purchaser of the property from the tenants association. Jade proposes to demolish the existing garden apartments, which were constructed in the 1940s and which have been vacant and abandoned for some time, and construct 119 single family townhouses for owner occupancy.

The Applicant is requesting special exceptions pursuant to §§ 335 and 410 of the Zoning Regulations to permit the property to be developed with groups of townhouses which face the street and which are organized into "U" shaped buildings surrounding a front entry court. The Board is required to determine that there are adequate public facilities to support the project and that the design of the site plan is appropriate. I understand that the criteria set forth in the Regulations are satisfied.

The replacement of the derelict apartments with new single-family residences would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and would not tend to affect adversely the use of neighboring properties. The Comprehensive Plan specifically calls for removal of buildings that do not contribute to neighborhood stability and the Board would be doing the Belleview neighborhood a great service by allowing this project to proceed.

I support the Applicant's request for variances from the floor area ration and lot area requirements of §§ 402.4 and 401.5 of the Regulations. The property is affected by several exceptional situations and conditions that result in the requested variance relief. I understand that due to the depth of the site compared to its length, the location of building restriction lines and the significant change in grade on the site, the Applicant has a practical difficulty in developing the property. The Applicant is proposing to include enclosed garages in each of the

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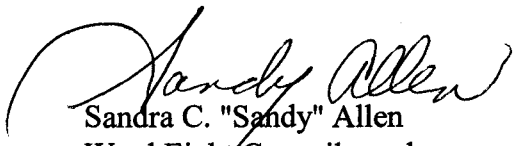
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houses, which increases the area charged against the Floor Area Ratio (FAR) without increasing the living areas of the houses.

The Applicant's proposal to provide for-sale three-bedroom houses at the middle of the market requires the density that has been proposed and I support the variances to allow this to happen. I understand that the granting of this variance is necessary due to the practical difficulties facing this project and understand that the relief can be granted without substantial detriment to the public good or the District's Zone Plan.

Again, I support the Applicant's requests for special exception and variance relief. The development of this property is important to the community and the District as a whole. I urge the approval by the Board of this vital project so that it may proceed to the benefit our residents. Please contact David Anthony on (202) 724-8045 should you have any questions on this matter.

Sincerely,



Sandra C. "Sandy" Allen
Ward Eight Councilmember