



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 2C

ANC 2C01: Alexander M. Padro, *Chair*
ANC 2C02: Kevin L. Chapple, *Vice Chair, Treasurer*
ANC 2C03: Doris L. Brooks
ANC 2C04: Rachelle P. Nigro, *Secretary*
PO Box 26182, Ledroit Park Station
Washington, DC 20001

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June 18, 2012

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Jordan:

Regarding BZA Application No. 18390, Application of Community Three Development, LLC, 535 R Street, NW (Square 508, Lots 52, 53, and 66):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, June 6, 2012 at the Watha T. Daniel/Shaw Neighborhood Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (three out of four Commissioners required to be in attendance to achieve a quorum), ANC 2C voted (3 in favor, 0 opposed, and no abstentions), to support the zoning relief requested by the applicant and to communicate said recommendation in writing to the Board of Zoning Adjustment.

In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission determined the following:

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District of Columbia
CASE NO. 18390
EXHIBIT NO. 28

Board of Zoning Adjustment
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- 1) The site of the proposed development is contaminated with chemicals from past commercial activity there. In order to justify the expense involved in remediating this contamination, the applicant seeks to maximize the number of units that can be included in the development by matter of right. The site is also constrained by difficult geometries resulting from proximity to Rhode Island Avenue, which results in lots of unequal depth. As a result, in order to be able to provide the required number of parking spaces required, relief is required in order to be able to accommodate the parking and have a financially viable residential development. Under Section 3103.2, applicant seeks an area variance from Section 2101.1 to allow a parking drive aisle that is 17.2 feet wide instead of 20 feet wide and to allow that two of the 11 parking spaces be compact spaces.
- 2) The applicant initially sought to reduce by 50% the parking requirement for the project. But after consulting with the SMD Commissioner with jurisdiction over the property and learning of neighborhood concerns regarding parking, the applicant amended the application to request the relief described above.
- 3) The Commission supports the requested relief in order to allow the redevelopment of these long blighted lots, without causing undue parking pressures on adjacent streets that are already at capacity.
- 4) No objections to the granting of the proposed zoning relief were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 2C recommends that the District of Columbia Board of Zoning Adjustment accord ANC 2C's recommendation the Great Weight provided for in the ANC statute and approve this application.

Sincerely,



Alexander M. Padro
Chair
ANC 2C