

ADVISORY NEIGHBORHOOD COMMISSION 2C

December 4, 2008

Zoning Commission of the District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: United House of Prayer, Square 442, Lots 115-119
625 Rhode Island Avenue, NW

Dear Chairman Hood and Members of the Commission:

This letter is to advise that ANC 2C, at its regularly scheduled December 3, 2008 public meeting at which a quorum was present, unanimously voted 4-0-0 to support the request by the United House of Prayer to rezone the subject property from R-4 to the C-2-B zoning classification.

The applicant's plans show a 16-unit apartment project with 11 parking spaces and a ground level courtyard and green space at the west end of the site. The ANC understands that for security purposes, the courtyard will be closed to the public but will provide a visual amenity.

Significantly, of the 16 dwelling units, 8 units will be affordable units to families earning up to 80% of AMI. This percentage is significantly above that normally proposed in residential PUD projects.

In addition, the project will have a substantial green roof area.

For all of the foregoing reasons, ANC 2C strongly supports relief for the proposed development of the United House of Prayer.

Very truly yours,

Doris L. Brooks - Chair

Doris Brooks
Chair, ANC 2C

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