COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D.C. 20001

Phil Mendelson
Councilmember At-Large

Office: (202) 724-8064
Fax: (202) 724-8099

February 16, 2000

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OFFICE OF ZONING
DISTRICT

Ms. Sheila Cross Reid, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W. Suite 210
Washington, D.C. 20001

RE: Application No. 16457
(Homes at Woodmont)

Dear Ms. Reid and Members of the Board:

As an At-Large Councilmember I have been approached by constituents in Ward 8 and asked to comment on the proposed Homes at Woodmont. I am aware of the desire -- and public policy -- to encourage new housing in the city, and especially east of the river. Nevertheless I am also aware of the underlying policy that requires BZA review for theoretical lot and R-5-A projects. Accordingly, I have reviewed various documents relating to this project and have given some thought to this matter.

I am pleased to join with others in support of this project. As a special exception case the project is consistent with the zone plan (and consistent with the comprehensive plan) provided it meets technical requirements and there is no adverse impact. I do not see an adverse impact. Indeed, it seems to me that the addition of new housing as proposed will contribute to the stability of the area, help spur economic activity in the nearby commercial districts, and probably benefit the Anacostia Historic District. In addition, the developer has also made a number of concessions to the surrounding community including commitments that provide public benefits.

For all these reasons I recommend your favorable consideration of this application.

Sincerely,

Phil Mendelson

BZA
Case No. 16457
Exhibit No. 110

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.110