GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

August 16, 2001

D.C. OFFICE OF ZONING
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Ms. Jerrily Kress, Director
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

RE: Correction to Final Order #16596 (Avalon Bay at Gallery Place Apartments)

Dear Ms. Kress:

On September 19, 2000, the Board of Zoning Adjustment (BZA) rendered a Bench Decision approving BZA Application #16596. The applicant requested variances from Zoning Regulations regarding recreation space and retail/arts floor area requirements for a proposed apartment development on property located at 770 5th Street, N.W.

The original application described this development as a "12-story high-rise apartment building with 209 units." During the BZA Public Hearing, the applicant referred to supplemental information submitted to the BZA (information apparently not in the record file) reflecting a reduction in the proposed number of apartments from 209 to 203. This unit count was repeated several times during hearing testimony (reference pages 67, 73, 80 and 146 of the verbatim transcript). However, the proposed development is described in Final Order #16596, dated November 7, 2000, as a "200-unit apartment building."

The Offices of Planning and the Zoning Administrator are concerned that this unit-count reference is inconsistent with: information provided to the Board in the OP report; representations made during the public hearing; and the building permit plans submitted by the applicant.

For the sake of accuracy and consistency, the Office of Zoning is requested to refer this matter to the BZA, asking that this Final Order be changed to refer to 203 units instead of 200 units. If possible, we would appreciate this proposal being presented to the BZA when they meet on September 4, 2001.

Feel free to contact Arthur Jackson, Development Review Specialist, at 202-442-8809 or me if you require additional information.

Sincerely yours,

Andrew Altman, Director
Office of Planning

BZA
Case No. 16596
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.16596
EXHIBIT NO.43