ADVISORY NEIGHBORHOOD COMMISSION 1B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

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September 11, 2000

'00 SEP 18 P1:36
DISTRICT OF COLUMBIA

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

Re: BZA Application No. 16602

Dear Ms. Reid and Members of the Board:

Advisory Neighborhood Commission (ANC) 1B considered the merits of BZA Application No. 16602 at its regularly scheduled meeting of August 9, 2000. Proper notice of the meeting was given, according to our normal procedures. Of the 12 members of ANC 19, 9 were in attendance, thereby constituting a quorum under our rules.

The subject BZA case is an application by The Public Welfare Foundation, Inc., requesting a special exception to allow accessory parking for its employees and visitors on a former parking lot at 932 12th Street, NW. (Square 724, Lots 71 through 75). This parking lot is located immediately to the south of the historic landmark, True Reformer building at 1200 U Street, NW, which is being restored to be the new headquarters building of the Foundation.

Representatives of the Applicant attended the ANC meeting and presented the site plan and zoning standards that apply to this use under the Zoning Regulations, 11 DCMR3104.1 and 214. The key issues that we examined and our general position on them are summarized below, based on the special exception standards for this use.

- **Adjacent to Commercial Zone (214.3, .4).** If located in a residential zone (in this case R-4) the accessory parking must be within 200 feet of the commercial area being served, and separated only by an alley. **Complies.** The property is well within 200 feet of the principal building.
- **Practical Difficulties (214.6).** The regulations require a finding that it is unsafe of economically infeasible to locate the parking in the principal building or on the same lot as the principal building. **Complies.** The True Reformer Building is a historic landmark that covers 100 percent of its lot, so that it would be illegal as well as impractical to engage in partial demolition to provide parking on site.

BZA
Case No. 16602
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16602
EXHIBIT NO.31

- **Compatibility (214.7).** The necessary parking must be located and designed so as not to create adverse effects on neighbors. ANC 1B notes that the vehicular access and egress will use the existing alley, so that no new driveway is created, and that the lot will be buffered by a wall and landscaping from residential properties nearby. Also the parking will be immediately adjacent to the commercial uses along U Street and will be part of that commercial land use pattern.
- **Physical Standards (2303.1).** The project architect showed the ANC the site plan and design and indicated that the plans comply with various detailed standards for surface materials, control over lighting, landscaping, etc.

Recommendation

Based on its review of the Application and the comments above, ANC 1B **supports** the Application, based on a vote of 9 members in support and 0 opposed. As Chairperson, I or a designated member will present our report to the Board of Zoning Adjustment at the public hearing on September 19, 2000.

Sincerely,

Lawrence T. Guyot, Jr., Chair
ANC 1B