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

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September 11, 2000

Sheila Cross-Reid, Chair
Board of Zoning Adjustment
441 4th Street, NW
Room 210
Washington, DC 20001

16612

Re: Clifton Terrace BZA Parking Garage Special Exception and Variance Case
Square 2868, Lot 109

Dear Ms. Reid:

This letter is to advise that ANC 1B, at its regularly scheduled public meeting held on July 12, 2000, at which time a quorum was present, voted to support the applicant's request to construct a four level parking garage with a roof top garden on the area of an existing parking lot previously approved by the Board of Zoning adjustment. The applicant has requested a special exception to allow the parking serving the Clifton Terrace apartment buildings to be on a separate lot and a variance because a portion of the underground parking will extend above the adjacent grade.

The ANC supports the overall redevelopment of Clifton Terrace, which has been a project with a troubled history within the community. The proposed redevelopment plan removing the surface parking and replacing it with underground parking will be of significant benefit to the community. The special exception allows for parking to be located elsewhere than the lot on which the use is located. Because the project consists of a number of record lots, and the apartment buildings themselves do not contain parking, relief is required. The parking will be provided within the site traditionally considered to be part of Clifton Terrace, and is within close and convenient access to the buildings the space will serve. The access to the garage will be through a twenty foot wide public alley on the south side of the garage, connecting directly to 13th Street without otherwise passing through the site or adversely affecting any other property.

In reviewing this matter, the ANC has determined that the subject property's use as a surface parking lot for many years servicing the Clifton Terrace Apartments is unique. Lot 109 is a separate record lot within the project used only for a parking lot.

BZA
Case No. 16612
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16612
EXHIBIT NO.23

The property is affected by an exceptional situation or condition, due to the significant change in grade of the escarpment north of Florida Avenue and its availability as the only piece of property in the vicinity to provide parking for the three buildings comprising the Clifton Terrace project.

The Clifton Terrace apartments are viewed by the community as being historically significant and the community supports a plan which retains the buildings. There is no other reasonably available space in the Clifton Terrace project for locating an underground parking garage and provision of parking is important for the success of this project. Therefore, a practical difficulty would occur were the applicant not permitted to utilize this space for underground parking purposes and would constitute a practical difficulty to the applicant.

Lastly, use of the subject property as an underground parking garage with a landscape area above furthers the public interest and is a benefit to the community by relieving on-street parking pressures which will occur through redevelopment of the Clifton Terrace apartments if no additional parking is permitted to be provided. The granting of the application will further the purposes of the Zoning Regulations and zone plan.

For the foregoing reasons, ANC 1B urges the Board of Zoning Adjustment to grant the application for special exception and variance relief.

Respectfully submitted

Lawrence T. Guyot
Chairman, ANC 1B