ADVISORY NEIGHBORHOOD COMMISSION 1B

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

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December 28, 2000

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: BZA Application No. 16669,
1412 Chapin Street, N.W.

Dear Members of the Board:

Please be advised that ANC 1B, at a scheduled public meeting on December 27th, at which a quorum was present, voted unanimously in favor to support BZA Application No. 16669.

In considering this application, the ANC heard a presentation by the applicant concerning the existing building, the nature and cause of the destruction of the building due to being struck by lightning and causing a partial building collapse. The ANC finds the loss of this building at point when plans had been drawn and bids received and it being ready to be rehabilitated a severely unfortunate event to the community.

The ANC is mindful that the building was purchased with the expectation and understanding that it would be able to be rehabilitated and put back into useful service at the previously existing height and density prior to the storm-related destruction of the building.

BZA
Case No. 16669
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16669
EXHIBIT NO.23

The ANC believes that the circumstances surrounding the loss of this building is certainly an exceptional situation or condition similar to the destruction which occurred to the Whitelaw building at 13th and U Streets, N.W., for which variance relief was granted for its rehabilitation and reconstruction. The ANC has determined that situations such as this which occur only once a decade, if that, are exceptional situations or conditions and unique to a specific piece of property such that variance relief should be granted. In addition, there is clearly a practical difficulty concerning this property as it was acquired and proposed to be redeveloped at a significantly greater height and density than is now permitted except by virtue of BZA approval through absolutely no fault of the applicant.

Lastly, given the context of the building, its proposed redevelopment and the desire of the community that this property be redeveloped at the earliest practicable date, there will be no adverse impact to the community and, in fact, the proposed development is a significant benefit to the community and, therefore, the ANC urges the Board of Zoning Adjustment to grant the requested variances as expeditiously as possible.

Very truly yours,
ANC 1B

By: [signature]

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