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Membership:
Consumer and Regulatory Affairs
Human Services
Local and Regional Affairs
Public Works and the Environment

Board of Directors, WMATA/Metro

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:

As the Ward Councilmember in which this project is located, I wanted to take this opportunity to express to you my wholehearted support for the granting of the variances needed in order to construct a well-designed residential building in keeping with the height and densities of the immediately surrounding buildings.

When the Berkshire Apartment Building was initially purchased this past summer, the community eagerly anticipated the renovation of the building and its return to productive use. We were all greatly disappointed when the building suffered a partial collapse, through no fault of the new owners, and the District subsequently ordered the building's demolition.

After meeting with the owners and reviewing their proposals for redevelopment of the site and with the knowledge that the local community and ANC unanimously supports the project , I encourage the owners in proceeding to the board of Zoning Adjustment to seek the relief necessary to re-construct a building of essentially the same size as that which was lost.

I have targeted this area along Chapin Street, which has several major boarded-up buildings, as an area for redevelopment. Moving forward with redevelopment this site is particularly significant as, in my view, it will provide a catalyst for further quality redevelopment in the area.

I am aware of the variances requested for height, lot occupancy, floor area ratio and rear yard. The previously existing building also did not comply with regulations in these respects. In addition, the previously existing building also did not provide any parking, an amenity which is greatly needed in this area. The applicant's proposal to provide 27 parking spaces for 31units will be of significant benefit to the community.

BZA
Case No. 16669
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16669
EXHIBIT NO.41

Given the overall facts and circumstances surrounding this particular case, I wholeheartedly support the granting of the vacancies requested and urge the Board to grant the pending application so that this important project in a distressed area of Ward 1 can move forward at the earliest practical time.

Sincerely,

