Stanton Park Neighborhood Association
P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

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February 14, 2001

Board of Zoning Adjustments
441 4th Street, NW, Suite 210
Washington, DC 2001

Attn: Ms. Jerrily R. Kress, FAIA
Director, Office of Zoning

Re: BZA Docket No. 16670

Dear Ladies and Gentlemen:

The membership area of Stanton Park Neighborhood Association (SPNA) encompasses 910 East Capitol Street, NE, the property that is the subject of this proceeding. The proceeding was originally filed to seek a variance from the requirements of Section 403 of the Zoning Regulations because the proposed addition would cover more than 60 percent of the lot area. SPNA advised the applicant that: (1) the justification for the requested variance did not appear to satisfy the requirement of "practical difficulty" that is one of the necessary elements to justify a variance, and (2) the requested relief would appear to be appropriate as a special exception under Section 223 of the Regulations.

On February 2, 2001, the Applicant notified the Board that he wished to proceed under Section 223, as a Special Exception. SPNA does not object to the grant of a Special Exception, and further suggests that since the substantive relief requested in the Applicant's letter of February 2 is identical to the relief requested in the Applicant's original application, there is no need to re-notice this proceeding.

Thank you for your consideration.

Sincerely,

Monte Edwards
Co-Chair, Land Use Committee
Stanton Park Neighborhood Association

cc: Michael Barrette

BZA
Case No. 16670
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16670
EXHIBIT NO.27