District of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6A
Commissioner, Daniel M. Pernell, III SMD 6A02
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February 21, 2001

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District of Columbia Government
Zoning Commission
441 Fourth Street, N. W. Suite 200
Washington, D. C. 20001

This letter is in reference to ***BZA Application No.16674***, the applicant 33 Patterson Street Limited Partnership N.E. In square 672, Lot 247. In the single member district of 6A02. The partnership plans to lease the facility and file for a special exception pursuant to sections 743.2 and 3108 and of the District of Columbia Zoning Regulations. The area previously was zoned CM-3. Now the area re-zoned C-3-C which will permit an Electronic Equipment Facility but only by special exception.

The ANC 6A Zoning and Licensing Subcommittee held it regular schedule meeting Wednesday, February 14, 2001. At 900 G., Street, N.E. Whereas, Mr. Stephen N. Gell came before me and members of the Z & L recommendation subcommittee. After hearing explanations and reasons in respect to their application for special exception members vote unanimously to allow me to go back and hold additional meetings with the community to explore some of the issues that raised a the meeting. A follow up meeting was called and announced before the community and Z&L members.

The follow up meeting took place Wednesday, February 21, 2001 at 7:00 p.m. at the 624 H Street, N.E. Whereas, additional information was presented and provided information satisfied to me and the community as to the building and its impact on the surrounding community. My principal concerns was the number of employees using the building, the impact of traffic and parking, fumes and noises emanating that might come from the building, and the impact of the use on other likely development in the adjacent neighborhood.

During the meeting of February 14, 2001, as I heard from members of my single member district testifying. Like Ms. Laverne Law who said that the building is vacant and has been vacant for some time. That something should be develop at that site. Mr. Rollin Chavis, who said that those kind of facility are good for speedy access and capability for better use of DSL and AOL. Were I am happy to support this application of the owners of the building for a special exception to lease the building for an EEF. My current understanding that the building is vacant and it would serve the long-term interest of my single member district and the surrounding community if it were put back into useful service.

It would further serve, among other customers, office building and retail outlets which I hope would attract to the area. The use of the building as an Electronic Equipment Facility from the presentation Mr. Gell presented would have no harmful affects on the area, since it would cause little traffic or overload the parking facilities. In short, the use will be harmony with the general purpose and intent for the Zoning Regulation and Zoning Maps and will not affect adversely the surrounding community property in accordance with the Zoning Regulation and Zoning Maps.

BZA
Case No. 16674
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16674
EXHIBIT NO.33

In ending my letter of support I also understand that the building is already exist. The property is the subject of this application at 33 Patterson Street, N.E. It contains on one-story building of 16, 852 square feet and mezzanine of 597 square feet, built as a fur storage warehouse in 1989. The owners will be able to lease it quickly and it will be ready for operation without months of construction or renovation. This will provide a boost to other development plans on the drawing boards.

Sincerely yours,

Daniel M. Pernell, III
Commissioner of the District of Columbia SMD 6A02