GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D.C. Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE: May 24, 2001

SUBJECT: Waiver of Rules for Late Submission of Office of Planning Report
BZA Application 16704 –Jeffrey Gardens Accessory Parking Spaces.

The attached Final Report on Application No. 16704, a request for a accessory parking-related special exception and variance for the Jeffrey Gardens Associates Limited Parthership is being submitted less than 7 days prior to the Board of Zoning Adjustment's consideration of the application at the continuation of a public hearing. The Office of Planning (OP) requests that the Board waive its rules to receive the report into the record.

In addition to the report, we are enclosing a final Memorandum of Agreement (MOA) in support of the project that was faxed to OP today. The MOA is between KSI Services, Inc. (the contract purchaser for Jeffrey Gardens) and ANC 8E.

Attachment

aa/sc

BZA
Case No. 16704
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16704
EXHIBIT NO.35

MEMORANDUM OF AGREEMENT

between

KSI Services, Inc.

and

Advisory Neighborhood Commission 8E

This MEMORANDUM OF agreement made the 23rd day of May, 2001, for the benefit of the residents of areas within Advisory Neighborhood Commission 8E, is entered into by and between KSI Services, Inc., hereinafter referred to as "KSI" and by Advisory Neighborhood Commission 8E, hereinafter referred to as "ANC-8E"

RECITALS

WHEREAS, KSI intends to renovate and rehabilitate the existing 25 apartment buildings, consisting of 275 apartment units, and adjacent greenspace that make up the Jeffrey Gardens Apartment Complex, located at 4201-4237 and 4252-4386 7th Street, S.E. and 4233-4373 Barnaby Road, S.E.

WHEREAS, KSI has filed an application with the District of Columbia Board of Zoning Adjustment ("BZA") seeking special exception and variance relief to establish a centrally located parking lot to provide off-street parking spaces for the residents of the Jeffrey Gardens Apartment Complex.

WHEREAS, the Zoning Regulations would require 149 parking spaces be provided on-site, KSI proposes to construct at least 96 parking spaces in this centrally located lot in order to maintain an appropriate amount of greenspace and community activity space, as well as provide an adequate amount of parking spaces for the residents of the project.

WHEREAS, ANC 8E desires to assure that the proposed renovation and rehabilitation of the Jeffrey Gardens Apartment Complex will provide significant economic and residential opportunities for those persons who live within ANC 8E.

WHEREAS, ANC 8E desires to express its support for KSI's special exception and variance applications before the BZA in reliance on KSI's agreement to satisfy the requirements of this Memorandum of Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

1. KSI will support the establishment of the *Jeffrey Gardens Advisory Committee* (hereinafter referred to as the *"Committee"*), a sub-committee of ANC 8E, with responsibility for assisting KSI's short and long-term accountability to the community.

2. The *Committee* will consist of the following representatives that are located within ANC-8E: two (2) ANC-8E Commissioners, three (3) members of the Jeffrey Gardens Residents Association (JGRA); one (1) representative of the owner of the Jeffrey Gardens Apartment Complex; two (2) homeowners in the area; one (1) representative of the Washington Metropolitan Area Contractors Association; one (1) representative of a local community/church organization; one (1) representative from the local school and one (1) representative from a local business. The ANC will recommend all representatives with the exception of those representing the Jeffrey Garden Resident Association and the owner.

3 Initially, the *Committee* will provide advice and recommendations to KSI on the following:

A. Establishing selection criteria and preference points for residents and businesses seeking employment and/or contracting opportunities associated with the construction, maintenance and management of the development;

B. Devising guidelines for the notification, recruitment and selection of potential applicants from the community for employment opportunities associated with the development. KSI will establish a goal of 51% of new hires will be from the community;

C. Identifying, recruiting and recommending qualified companies or associations to serve as contractor/sub-contractors to conduct the proposed renovation and rehabilitation of the Jeffrey Gardens Apartment Complex. KSI will establish a goal of awarding no less than 35% of contracting opportunities to local, small, disadvantaged, minority or female-owned business from the community; and

D. In partnership with the Washington Metropolitan Area Contractor's Association establishing, implementing and monitoring a comprehensive Section 3 Program and construction apprenticeship training program.

4. KSI has withdrawn its request to the D. C. Office of the Surveyor to request the closing of 7th Street, between Barnaby Road, S.E. and Chesapeake Street, S. E. (A copy of the letter is attached and made a part of this document). The *Committee* will provide advice and information on the potential impacts that the possible closing of 7th Street

may have on the traffic and parking conditions in the area surrounding the Jeffrey Gardens Apartment Complex and make a recommendation regarding the feasibility of closing the street in the future.

5. The *Committee* will recommend KSI's participation in other local community development initiatives and assist to establish an Adopt-A-School Program with the Hendley Elementary School.

6. Upon the completion of the renovation work at Jeffrey Gardens the *Committee* will decide whether it needs to continue in existence or can be reorganized or disbanded.

7. KSI will enter into a First Source Agreement with the D. C. Department of Employment Services in order to publicize positions created by the proposed renovation and rehabilitation of the Jeffrey Gardens Apartment Complex. The Department of Employment Services shall be consulted for evaluation and performance relating to requirements of the First Source Agreement.

8. ANC-8E will:

A. Establish and convene the *Committee*;

B. Provide consultation regarding the community's interests and desires;

C. Use its "best" efforts to ensure successful completion of the project; and

D. Fully support KSI's special exception and variance application before the BZA by the submission of a resolution in support of the project and testimony in support of the application at the BZA's May 29, 2001 public hearing.

9. Should KSI fail to perform as agreed, ANC-8E (with an affirmative vote of its members) may authorize the JGRA Representative of the *Committee* to seek enforcement of this Agreement and, if successful, the JGRA *Committee* representative shall be entitled to Attorney' fees and costs that must be immediately forwarded by KSI to the *Committee* to be used for purposes the *Committee* deems appropriate.

10. Should ANC-8E fail to perform any of the conditions as agreed upon in this Agreement, KSI may deem that any and all provisions of this Agreement are void and of no effect.

11. No modification of any of the terms of this Agreement shall be valid unless in writing and fully executed and acknowledged by the parties to this Agreement.

12. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of the District of Columbia.

IN WITNESS WHEREOF, the parties hereto have signed and delivered these presents as their own free act and deed as of the date and year first herein above written.

Advisory Neighborhood Commission 8E

By: Michael Johnsen
Chairman

Date: 5/22/01

KSI Services, Inc.

By: Richard Knapp
Senior Vice President
KSI Services, Inc.,

Date: 5/21/01

Jeffrey Gardens Residents Association

By: [signature]

Date: 5/23/01

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE: May 23, 2001

SUBJECT: BZA Application No. 16704: Application of Jeffrey Gardens Associates Limited Partnership for Special Exception and Variance in Square 6208

I. APPLICATION-IN-BRIEF

Applicant:	Jeffrey Gardens Associates Limited Partnership
Relief Sought:	- Special Exception for Construction of Accessory Parking - Variance for Number of Parking Spaces
From Section:	11 DCMR Sections 214 and 2116
Parcels:	Square 6208, Lots 59-63, 65-69, 809-811, 817, 827-829
Addresses:	4201-4237 and 4252-4386 7th Street, S.E. and 4233-4373 Barnaby Road, S.E.
Zoning:	R-5-A
Regulations Require:	- BZA permission to: 1) construct accessory parking other than on same lot as residences; 2) construct fewer than grandfathered number of required parking spaces
Relief Sought Under:	Sections 3104.1 and 3103.2
Applicant Justification:	- Proposed Parking Spaces, Although Fewer Than Required, Will Add 100 Off-Street Parking Spaces Where Now There Are None - Current Parking Lane, Space Size and Curb-Cut Policies Prevent Construction of Required Number of Spaces

II. OFFICE OF PLANNING RECOMMENDATION-IN-BRIEF

The Office of Planning (OP), **Recommends the BZA APPROVE** this application provided certain conditions are met before the hearing date.

III. SITE AND AREA DESCRIPTION *(Attachment 1,2)*

The subject property is located in Ward 8 in the Washington Highlands section of far southeastern Washington. It less than ½ mile north of the border with Prince George's County and South Capitol Street and Southern Avenue. The parcels are on the east and west sides of 7th Street, SE as it curves from Chesapeake Street on the north to Barnaby Street on the east. Darrington Street borders the site on the south.

The site is improved with 25 2-story brick apartment buildings constructed in the early 1950's, and previously renovated in 1987. There are 275 one bedroom and two bedroom units. 78 % of the units are vacant. Some of the buildings have been boarded up for security purposes.

Initial building permits indicated that there were originally intended to be between 137 and 149 parking spaces on the site. The figure is somewhat uncertain because the applicant and the District have been unable to locate the original building permits for 2 of the 25 buildings. These spaces were located between and behind the individual buildings and were accessed via curb cuts off of Barnaby Street and 7th Street. For at least the last 13 years there have been no on-site parking spaces. The former parking spaces have been combined and fenced-in and converted to uses as concrete-pad open space for passive recreation and dumpsters. Residents park on street.

The surrounding uses are primarily residential. They range from single family houses to a high rise apartments, with the bulk being walk-up apartments. Immediately to the west, at Chesapeake and Potomac Streets, is a small commercial area. The Southern Avenue Metro station is approximately 1 mile away.

Oxon Run Park is ¾ mile to the southeast of the site.

IV. AREA ZONING AND HISTORIC DISTRICTS *(Attachment 3)*

The site is zoned R-5-A, as is the general area for many blocks around, with the exception of the southeast corner of 6th and Chesapeake Streets, S.E. This is zoned C-1.

There are no historic sites or districts nearby.

V. PROJECT DESCRIPTION *(See Attachment 4,5)*

While the applicant is Jeffrey Gardens Associates Limited Partnership, the moving force is KSI Services, Inc., which is the contract purchaser of the property. KSI plans substantial rehabilitation of all 25 buildings, within their existing footprints. There would also be new landscaping, lighting and fencing; a new tot-lot next to the retained community center; conversion of approximately ¼ of the concrete pads into green-space;

and construction of 100 parking spaces on the remainder of the concrete. The parking spaces would be accessed via a curb cut to the northwest off of 7th Street, SE, and from another curb cut to the southeast, off of Barnaby Street. There will also be improvements to the storm drainage system.

VI. RELATIONSHIP OF THE APPLICATION TO THE COMPREHENSIVE PLAN *(Attachment 6)*

Although the District of Columbia Generalized Land Use Map designates the Square for Low Density Housing, the provision of rehabilitated housing at this site is entirely consistent with objectives of the Ward 8 text elements of the Comprehensive Plan. Section 1908 (c), (e) and (f), in particular, encourage the renovation of existing rental housing, especially for low-and-moderate-income households. Section 1909.1 (b) also recommends the rehabilitation of abandoned and underused privately owned apartment buildings within Ward 8. Jeffrey Gardens is currently only 22% occupied.

VII. REQUESTED ZONING RELIEF

A. SPECIAL EXCEPTION REQUEST

1. Request

Pursuant to Section 3104.1, the applicant is requesting a Special Exception to parking space location requirements. Section 2101.1 would require 1 parking space for each of the units – i.e., 275 units. However, the number of required parking spaces has been grandfathered-in at 149. Even so, these are supposed to be located on the same lot or part of a lot as the main use unless the BZA approves accessory parking spaces elsewhere. Under Section 214 the Board may allow accessory parking spaces to be contiguous to or separated only by an alley and within 200 feet of the use to which they are accessory. The Board may permit this if it determines that:

- It shall be economically impracticable or unsafe to locate the accessory parking spaces within the principal building or on the same lot on which the building is located; and that
- The accessory parking spaces will be designed so that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic or other objectionable conditions.

3. BZA Authority to Grant Special Exceptions

11 DCMR, Sec. 3104.1 authorizes the BZA to grant special exceptions *"where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.*

4. Does The Application Meet the Special Exception Tests?

It does. With respect to the tests in Section 214:

a) The Scenario Without the Relief Would be "Economically Impractical": The applicant is planning substantial renovation, but not substantial alteration and new construction. Absent such major reconstruction and possible changes to building footprints, it would be economically impractical to locate 11 parking spaces in each building. This would require extensive excavation if it were to be done below ground, or the elimination of two units in each of the buildings if it were to be done at grade. As the applicant's materials note, it is also physically impossible to locate all of the required spaces for each building on the same lot as the building, due to current parking space size and lane width requirements.

b) The Scenario Without the Relief Would be "Unsafe": The applicant is planning to minimize the number of curb cuts by constructing an internal parking lot. Without relieve, it would be necessary to introduce a substantial number of new curb cuts on 7th Street and Barnaby Street. This would be contrary to current Department of Public Works policies that seek to minimize the number of curb cuts both to improve traffic flow and to reduce the risk of unintended contact between exiting vehicles and through-traffic, or between vehicles and pedestrians on the sidewalks perpendicular to the `curb cuts.

c) The Proposed Scenario Would Not Objectionable to Adjacent or Nearby Property: With respect to the impact on the surrounding community, it would be minimal. The proposed parking spaces are entirely within the boundaries of Jeffrey Gardens, are landscaped and secure, cannot be seen outside the boundaries of the complex, minimize curb cuts, and remove the potential demand for 100 on-street parking spaces. The O.R. George traffic report commissioned by the applicant indicates that nearby roadway levels of service would remain at the same A and B levels as at present. DPW, DDOT has also concluded the proposals would have no unacceptable impact on traffic or parking.

d) With Respect to the Parcels Served, The Proposed Scenario Has a "Separation by No More Than an Alley and (is)Within 200 Feet": The accessory spaces are within 200 feet of the most distant buildings in Jeffrey Gardens. However, the proposed accessory parking spaces are *not contiguous to or separated by only an alley from* the buildings on the west and south side of 7th Street, S.E. The applicant had originally intended to address this matter by requesting closure of that street. In response to community concern the applicant has since withdrawn that application.

Section 2116.5 allows the board to permit accessory parking spaces on other than the served parcel if the reasons for this satisfy the criteria of Section 2116.6. These reasons include lot size and dimension, and that locating the spaces elsewhere would result in "more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties." These criteria are met. The lot narrows towards the south and makes the provision of additional greenspace more feasible than the provision of additional parking; the internal parking lot configuration reduces the number of curb cuts; the central parking area gives residents more security than dispersed parking.

However, the spaces are still across a street, not just across an alley from some of the served buildings, as Section 214.4 specifies. Section 2116.7 gives the Board more flexibility than does Section 214.4 to allow alternate locations of accessory parking spaces. Section 2116.7 simply states that adjacency and no-more-than-alley separation "shall be preferred"; i.e., they are not *required*.

B. VARIANCE REQUEST

1. The Request

Pursuant to Section 3103.2 the applicant seeks to provide 49 fewer off-street parking spaces than zoning regulations currently require. Because the buildings were constructed prior to the enactment of the 1958 zoning regulations, the number of parking spaces is grandfathered-in at between 137 and 149, rather than at 275.

1. BZA Authority to Grant Requested Variances

11 DCMR, Sec. 3103.2 cites the D.C. code provision that authorizes the BZA to grant the requested variances *"where, by reason of*

- *exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations,*
- *or by reason of exceptional topographical conditions*

- *or other extraordinary or exceptional situation or condition of a specific piece of property,*

the strict application of any regulation … would result in

- *peculiar and exceptional practical difficulties to or*
- *exceptional and undue hardship upon the owner of the property…;*

Provided, that the relief can be granted

- *without substantial detriment to the public good*
- *and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning regulations and Map".* (Emphasis added)

3. Does the Application Meet the Variance Tests?

A. *Uniqueness: With respect to exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional situations or conditions of the specific piece of property*: The property narrows considerably at its southern end. It would not be possible to provide adequate aisle, turning and backing space under current regulations without eliminating virtually all of the proposed green space. Even then, only a single row of parking could be provided, and the current standards for number of parking spaces would not be met.

B. *With respect to the **"Practical Difficulties"** that would be "unnecessarily burdensome" and impose Undue Hardship to the Applicant should the application for not be approved:* The only area where the applicant may have been able to locate any off-street parking spaces, other than the proposed center of the block bounded by 7th Street, Chesapeake Street and Barnaby Road, is behind the apartment buildings on the west side of 7th Street To do this the applicant would have to: secure the repaving of the public alley that runs between the western portion of Jeffrey Gardens and the vacant and partially vacant lots and buildings to the west; make several breaches in the existing security fence protecting the rear of the Jeffrey Gardens' buildings; and pave behind these buildings, thus eliminating the green space and recreation areas now serving the residents of these buildings. These practical difficulties would reduce the current level of resident recreational amenities, and impose burdens on the residents -- who would have less secure surroundings and the applicant -- who would experience either the delay of getting the alley paved by DPW or the cost of paving the alley after securing permission from DPW.

C. *Can The Relief Be Granted Without Substantial Detriment to the Public Good and Without Substantially Impairing the **Intent, Purpose and Integrity of the Zone Plan** as Embodied in the Zoning Regulations and Map*?

OP has answered this question in the affirmative in its discussion of the request for a Special Exception.

VIII. COMMUNITY COMMENTS *(Attachments 7 a -d)*

ANC 8E has informally endorsed the project, but not at a meeting where it had a quorum. The Executive Committee was to have met again on May 22 to consider the application. It is OP's understanding the applicant may be submitting letters of endorsement both from the Executive Committee, and from Councilmember Allen, if there is a positive vote of the ANC's executive committee.

The Ward 8 Business Council, the nearby Paramount Baptist Church, and 46 current residents of Jeffrey Gardens have also endorsed the project and the parking plans.

As of May 21, 2001 there was no recorded opposition, nor was OP aware of any opposition that had not yet been filed.

X. OTHER AGENCY COMMENTS *(Attachment 8)*

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the request for Special Exception and Variance and has no objection to the proposal. They further note that:

- The site is well served by Metro's Green Line and bus routes;
- The proposed lot will not satisfy the project's parking demands, but there are sufficient on-street parking spaces to satisfy the demand, virtually all of which is generated by the Jeffrey Gardens tenants.

XI. OP SUMMARY RECOMMENDATION

The Office of Planning **RECOMMENDS that the APPLICATION BE APPROVED** with the following provisions:

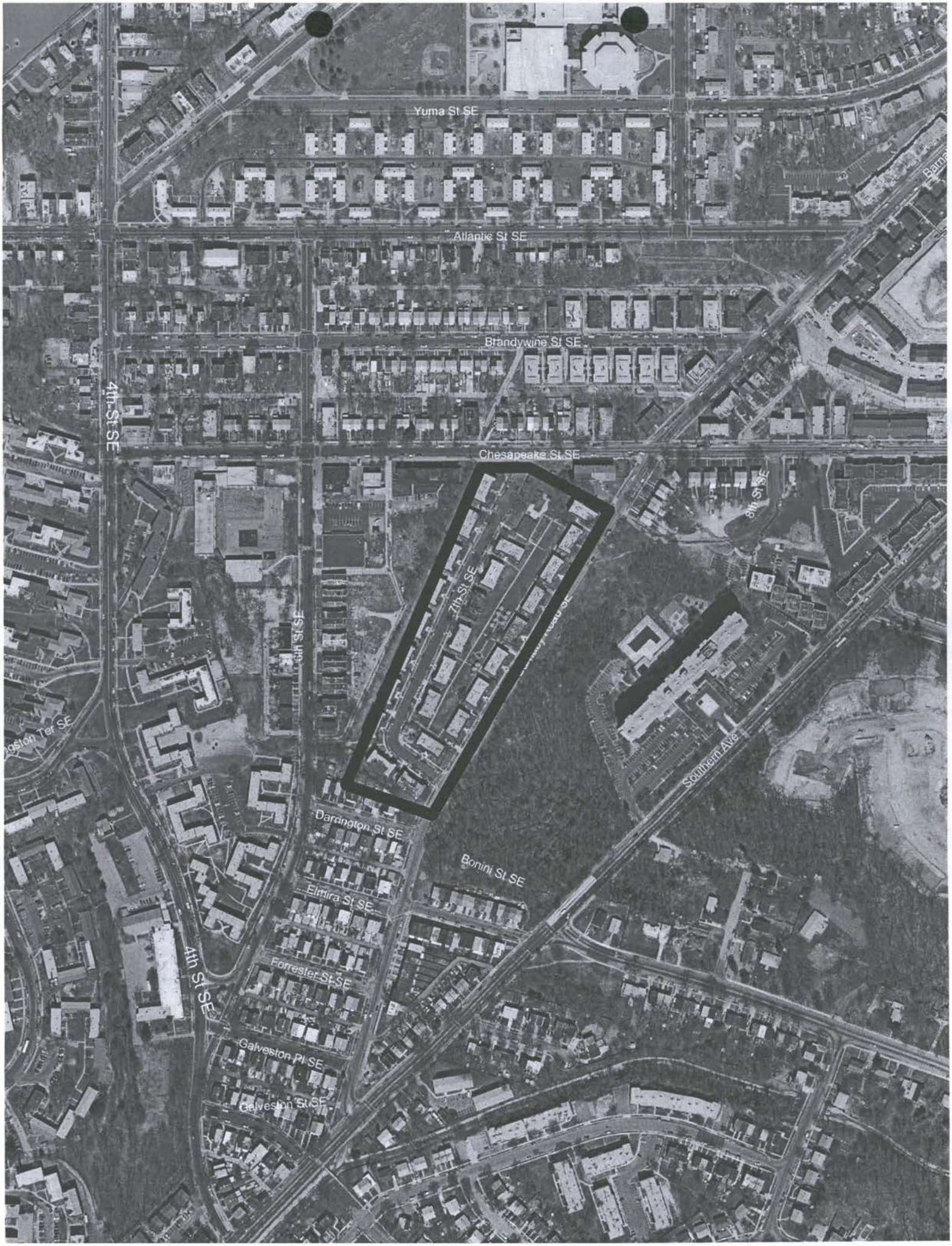
- The applicants shall construct, in addition to the vehicular and pedestrian entrances and exits to the accessory parking spaces shown on the site plans already submitted to BZA, gates allowing secure pedestrian access to and "panic bar" egress from the northeast and southeastern portions of the accessory parking and recreation areas, as shown in *Attachments 9 and 10.*
- The applicant shall submit to the BZA prior to the hearing, a conceptual lighting plan, including general placement of lights and proposed illumination levels, for the accessory parking spaces, the pedestrian pathways, and 7th Street.

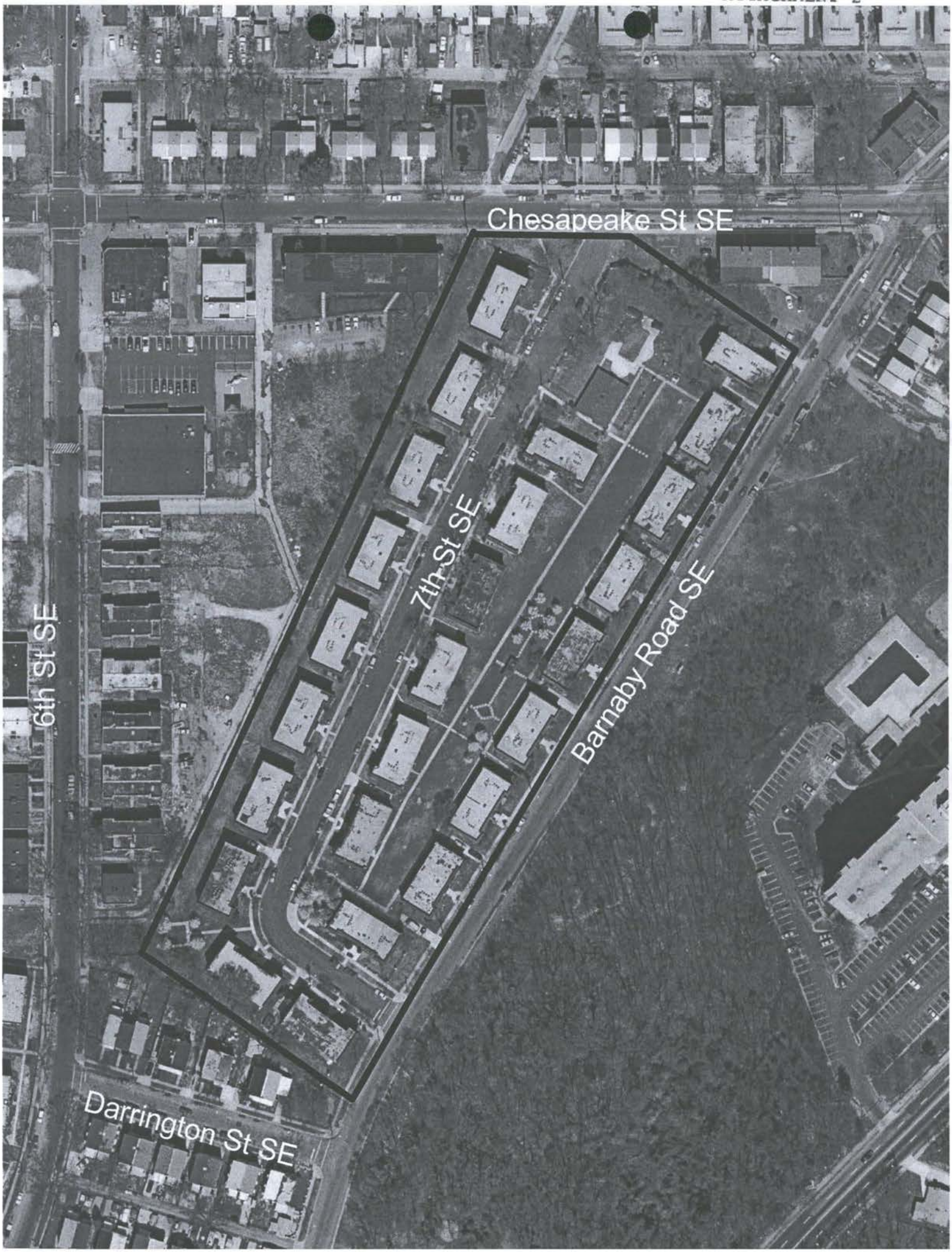
OP has discussed these matters with the applicant, and they are in agreement.

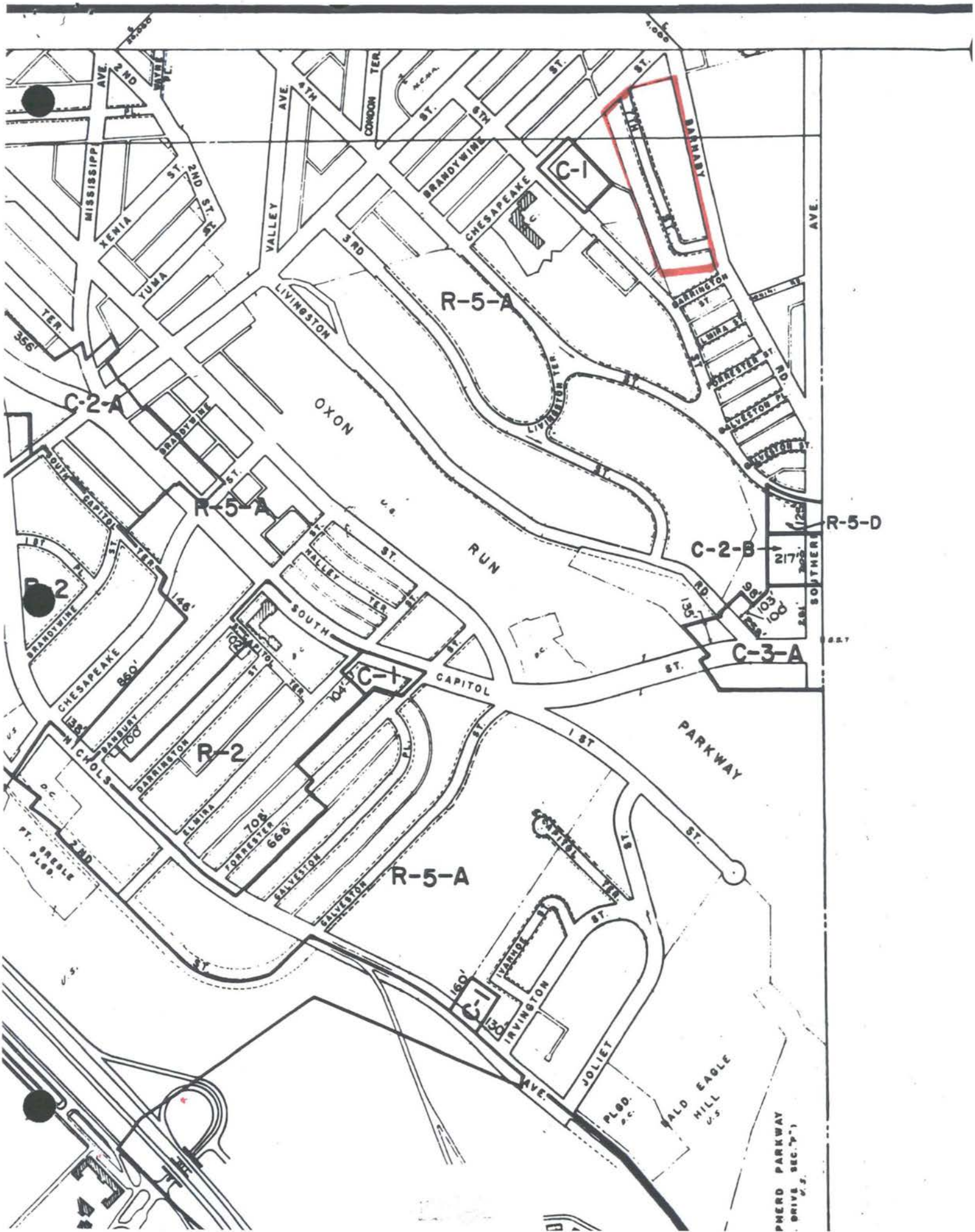
Attachments:

1 and 2:	*location maps*
3:	*zoning*
4:	*proposed site plan*
5:	*proposed parking and curb cut layout*
6:	*Generalized Land Use Map*
7 a – c:	*Letters of Support*
8:	*DPW Comments*
9 and 10:	*Pedestrian Access to Proposed Parking Area*

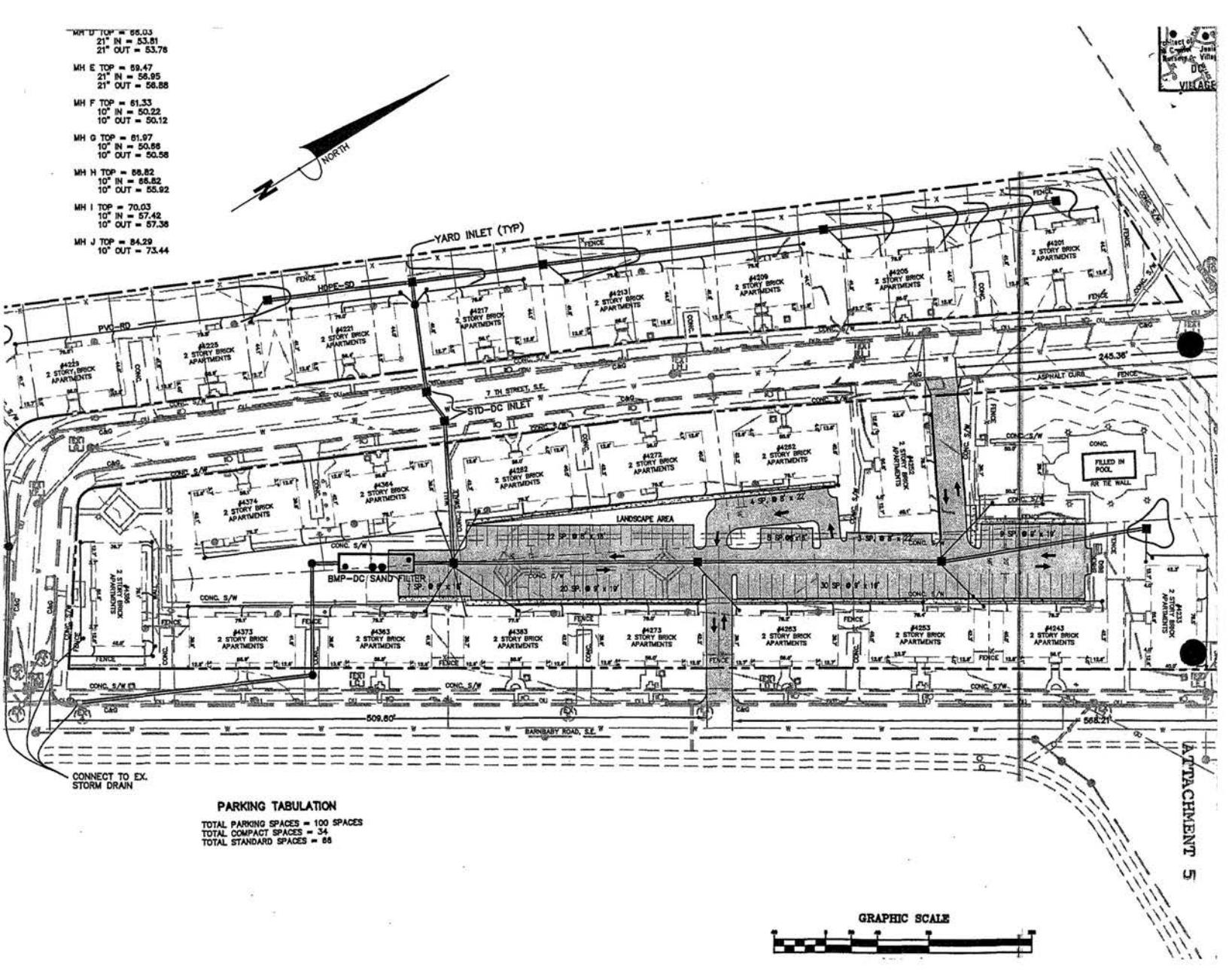
AA/slc

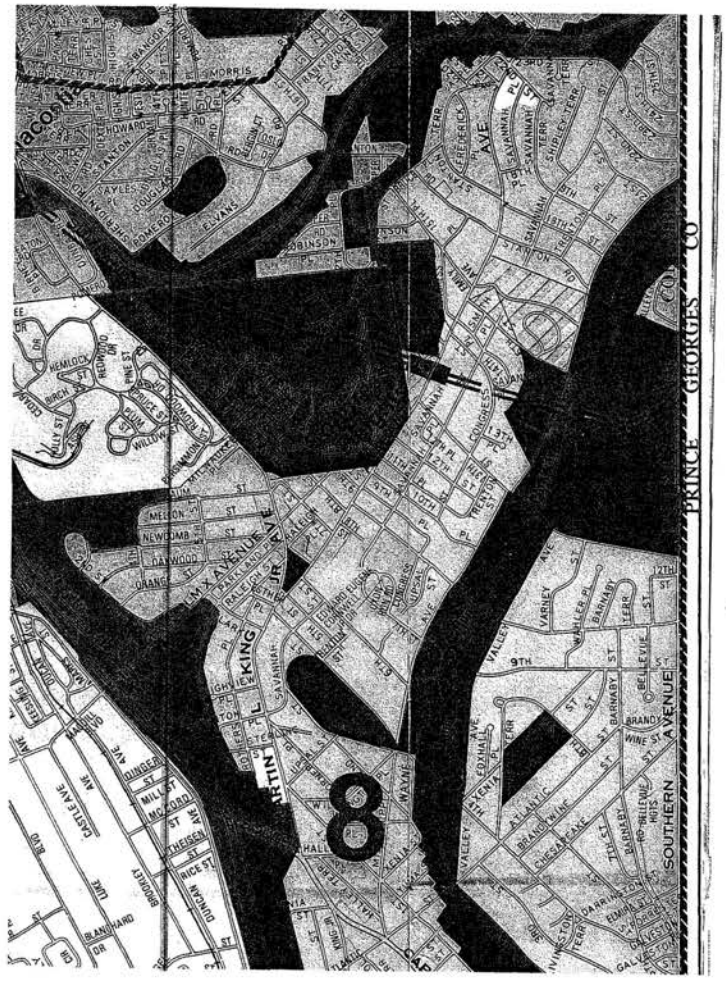

Yuma St SE
Atlantic St SE
Brandywine St SE
Chesapeake St SE
4th St SE
7th St SE
8th St SE
Southern Ave
Darrington St SE
Bonini St SE
Elmira St SE
Forrester St SE
Galveston Pl SE
Galveston St SE


Chesapeake St SE
7th St SE
Barnaby Road SE
6th St SE
Darrington St SE


C-1
R-5-A
C-2-A
R-5-A
R-5-D
C-2-B
C-3-A
R-2
C-1
R-2
R-5-A
C-1
OXON RUN
PARKWAY
BARNABY AVE.
VALLEY AVE.
MISSISSIPP AVE.
2ND ST.
XENIA ST.
YUMA ST.
3RD ST.
CONDON TER.
BRANDYWINE ST.
CHESAPEAKE ST.
6TH ST.
LIVINGSTON TER.
LIVINGSTON RD.
BARRINGTON ST.
ELMIRA ST.
FORRESTER ST.
GALVESTON PL.
GALVESTON ST.
SOUTHERN AVE.
SOUTH CAPITOL ST.
HALLEY TER.
SOUTH ST.
CAPITOL ST.
1 ST
NICHOLS AVE.
DARBUEY ST.
DARRINGTON ST.
ELMIRA ST.
FORRESTER ST.
GALVESTON ST.
IVANHOE ST.
IRVINGTON AVE.
JOLIET AVE.
BALD EAGLE HILL
PLGD.
PT. BREEZE PLGD.
U.S.
356'
146'
860'
138'
100'
104'
708'
668'
160'
138'
217'
135'
103'
100'

ATTACHMENT #4


MH D TOP = 55.03
21" IN = 53.81
21" OUT = 53.76
MH E TOP = 59.47
21" IN = 56.95
21" OUT = 56.88
MH F TOP = 61.33
10" IN = 50.22
10" OUT = 50.12
MH G TOP = 61.97
10" IN = 50.66
10" OUT = 50.56
MH H TOP = 66.82
10" IN = 55.82
10" OUT = 55.92
MH I TOP = 70.03
10" IN = 57.42
10" OUT = 57.38
MH J TOP = 84.29
10" OUT = 73.44
NORTH
YARD INLET (TYP)
HDPE-SD
PVC-SD
STD-DC INLET
7 TH STREET, S.E.
LANDSCAPE AREA
BMP-DC SAND FILTER
ASPHALT CURB
FILLED IN POOL
AR TE WALL
245.36'
509.80'
568.21'
BARNABY ROAD, S.E.
CONNECT TO EX. STORM DRAIN
PARKING TABULATION
TOTAL PARKING SPACES = 100 SPACES
TOTAL COMPACT SPACES = 34
TOTAL STANDARD SPACES = 66
GRAPHIC SCALE
ATTACHMENT 5



District of Columbia Generalized Land Use Map

Legend

residential land use categories

low density

Single-family detached and semi-detached housing are the predominant uses.

moderate density

Row houses and garden apartments are the predominant uses; may also include low density housing.

medium density

Multiple-unit housing and mid-rise apartment buildings are the predominant uses; may also include low and moderate density housing.

high density

High-rise apartment buildings are the predominant uses; may also include low, moderate, and medium density housing.

commercial land use categories

low density

DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Ballou Senior High School

3401 Fourth Street, S.E.
Washington, D.C. 20032

(202) 645-3400
(202) 645-3587 (FAX)

ATTACHMENTS 7 a-c

May 8, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8B
890 Southern Avenue, S.E. - Suite 303
Washington, D.C. 20032

Dear Chairman Johnson:

Ballou Senior High School is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create 93 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of Anacostia River.

Sincerely,

Dr. Jan Bridges, Principal

05/16/01 TUE 08:34 FAX 2026638007 BALLOU HIGH 009

Sincerely,

Robert Jones
President

WARD 8 BUSINESS COUNCIL
3101 Martin Luther King, Jr. Avenue, SE. - 3rd Floor
Washington, D. C. 20032
202-561-0900

May 9, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S. E. - Suite 303
Washington, D. C. 20032

Dear Chairman Johnson:

The Ward 8 Business Council is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming KSI to assist in the redevelopment of our neighborhood east of the Anacostia River.

Sincerely,

Robert James
President

DEACON RAY WILSON
Chairman, Deacon Board

MRS. ROSE SPANN
Church Clerk

Paramount Baptist Church

3924 Fourth Street, S.E., Washington, D.C. 20032
REV. ISHMAEL L. SHAW, Pastor

STUDY PHONE
561-6476

CHURCH OFFICE
562-8339

May 11, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S. E. - Suite #303
Washington, D. C. 20032

Dear Chairman Johnson:

Paramount Baptist Church is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffery Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements to allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of the Anacostia River.

Sincerely,

Rev. Dr. Ishmael Shaw,
Pastor

April 26, 2001

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

Re: BZA Special Exception and Variance Applications of
Jeffrey Gardens Associates Limited Partnership (dba KSI Services, Inc.)
(Square 6208, Lots 59-63, 809-811, and 827-829)

Dear Members

The **Jeffrey Gardens Residents Association** would like to offer this letter of support for the application submitted by KSI Services, Inc. for a special exception and variance to the parking requirements for Jeffrey Gardens Apartments.

We have participated in a series of meetings with KSI Services, Inc. to discuss their proposed acquisition and renovation of ***Jeffrey Gardens Apartments***. At the meeting, KSI responded to questions by the residents and discussed our participation in their plans and the status of our tenancy and other matters. A large number of our members have lived in this apartment complex for several years. We have seen the neighborhood and this property fall into disrepair as a result of economic hardships and crime. KSI has gotten involved with us, the Jeffrey Gardens residents, already, even though they are not yet the owners. Working with KSI, we have been able to put a stop to further deterioration of our homes and community.

KSI's proposal is an opportunity to return Jeffrey Gardens to its original splendor as a lovely secure place to live. Those of us who have been here for many years have been saddened at the way the community has been run-down and cannot wait to see it rejuvenated. We are in full, unanimous support of KSI's plans and encourage you to approve their application as soon as possible so we can go forward.

Sincerely,

Signatures from resident on following page

ATTACHMENT 8

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

DISTRICT DIVISION OF TRANSPORTATION
MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

DATE: May 7, 2001

SUBJECT: BZA Application No. 16704 – Request for Special Exception and Variance to Establish an Accessory Parking Lot on Property Located at 4201-4237 and 4252-4386 7th Street, SE and 4233-4373 Barnaby Road, SE, Lots 59-63, 65-69, 809-811, 827-829, Square 6208

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation and parking aspects of the proposal.

The applicant seeks a special exception to establish an accessory parking lot on the interior of the subject property consisting of 25 apartment buildings with approximately 275 dwelling units built between 1953 and 1954. The applicant stated the original building permit provided for 149 parking spaces to be located within the apartment complex site. The applicant proposes to construct an accessory parking lot with 94 spaces as part of a renovation effort. The subject buildings were constructed prior to 1958, as such the current parking requirements listed in DCMR Title 11 Zoning, Section 2101.1 *Schedule of Requirements for Parking Spaces*, do not apply. Current parking requirements for an apartment dwelling in an R-5-A district is one parking space for each dwelling unit.

We assume the initial 149 parking spaces were provided by means of on-street parking, available on two local roads that border, and divide the subject property respectively, since no additional parking spaces were provided in the original site plan. The construction of a 94-space parking lot would therefore presumably provide a total of 243 combined on-street and off-street parking spaces for the site. Several Metro bus routes, linked to the green line at Anacostia, Congress Heights, and Southern Avenue Metro rail stations, serve the site.

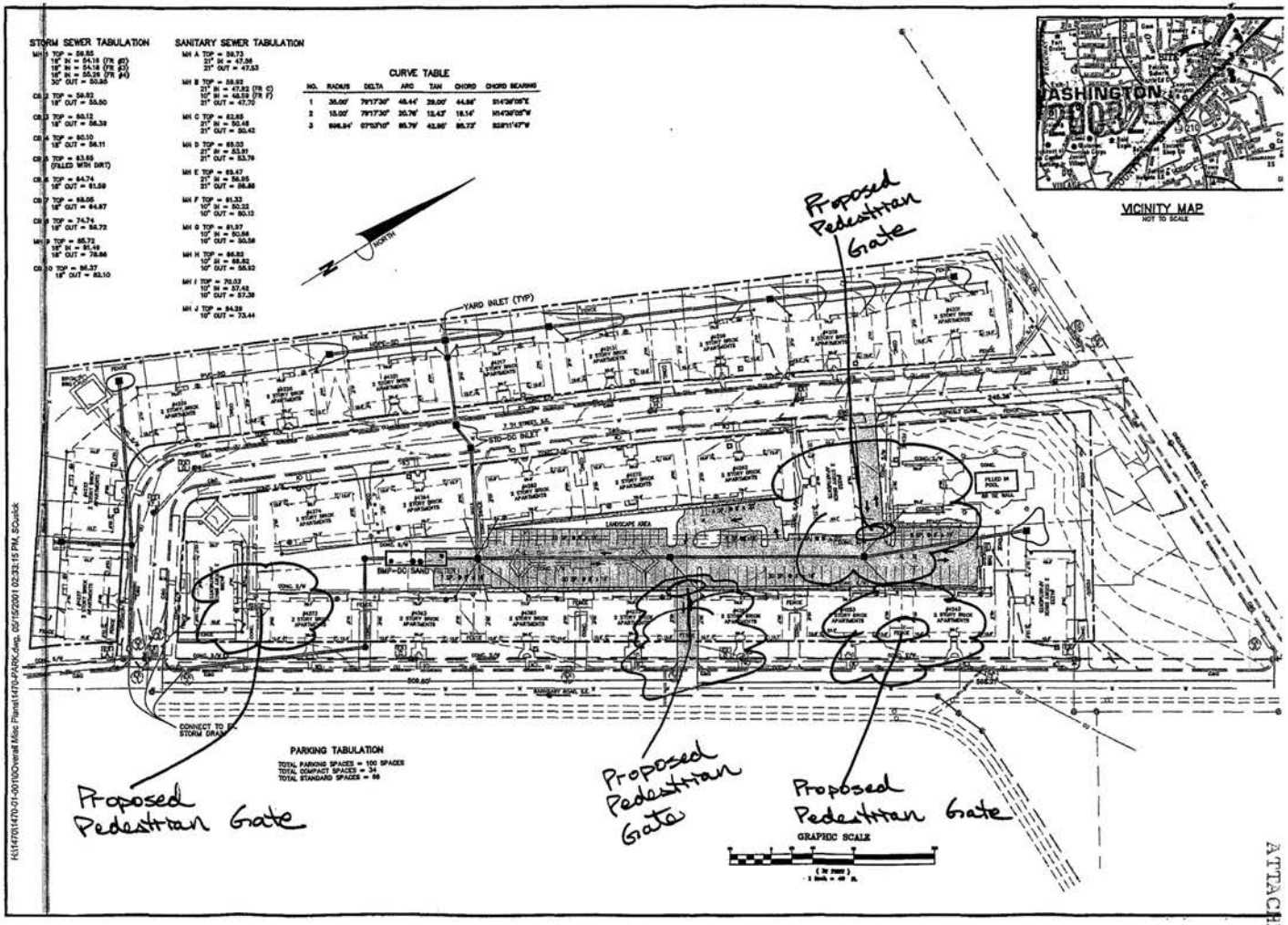
The proposed lot will not satisfy the parking demands of the apartment units, however sufficient on-street parking is currently available and used almost exclusively by the tenants. The on-street parking spaces must remain available for the complex to insure sufficient parking supply. The proposed use will not create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. Accordingly, DDOT has no objection to the proposal.

BZA APPLICATION NO. 16704

KSI – JEFFERY GARDENS

PROPOSED CONDITION FOR PEDESTRIAN
ACCESS TO THE PARKING LOT

The applicant will install four (4) pedestrian gates in the locations shown on the attached plan. The pedestrian gates will allow entrance to the parking lot with a key/identification card that will also be used to allow entrance to the apartment buildings. A resident will be able to exit the parking lot via one of the pedestrian gates without having to use a key/identification card.


STORM SEWER TABULATION
SANITARY SEWER TABULATION
CURVE TABLE
VICINITY MAP
NOT TO SCALE
NORTH
YARD INLET (TYP)
STD-DO INLET
BMP-DO SAND FILTER
CONNECT TO STORM DRAIN
PARKING TABULATION
TOTAL PARKING SPACES = 100 SPACES
TOTAL COMPACT SPACES = 34
TOTAL STANDARD SPACES = 66
GRAPHIC SCALE
Proposed Pedestrian Gate
Proposed Pedestrian Gate
Proposed Pedestrian Gate
Proposed Pedestrian Gate