ADVISORY NEIGHBORHOOD COMMISSION 1B

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

April 19, 2001

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

D.C. RECEIVED
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Re: BZA Application No. 16726, WMATA Site, Square 236

Dear Members of the Board:

This letter is to advise that ANC 1B, at its regularly scheduled April 5th public meeting at which a quorum was present, voted to support the request of Donatelli & Klein, the applicant in BZA Application No. 16726, for four variances and two special exceptions to permit the construction of an apartment building with ground floor retail at 13th and U Streets, N.W. in Square 236. This action is consistent with prior actions of the Commission in support of this project before the City Council and other DC agencies.

The Commission was advised that the subject property is unique and affected by several exceptional situations and conditions, including its large size being 44,341 square feet, its unusual shape and its being included in three different zoning categories.

In order to accommodate the building as previously supported by ANC 1B, we were advised that there is a need for variances from the provisions of required public space at grade level of Section 633 and the street frontage design requirements of Section 1903. We also were informed that a variance is needed from the court requirements of Section 638 in order for Donatelli & Klein to provide access to the rear of the properties for parking of the abutting property owners. Finally, we were advised that variance relief is required from the provisions of Section 635 for private residential recreation space.

The ANC further was informed that special exception relief is requested pursuant to Section 2514.2 and that special exception relief is required for the roof structures located on the proposed building.

ANC 1B supports these requests for variances and special exceptions which will allow Donatelli & Klein to construct the building as originally approved by ANC 1B, after consultation with the ANC and members of the community. ANC 1B urges the prompt approval by the Board of this important project so that it may proceed forward to the benefit of the community and the District as a whole.

Sincerely,

Glenn J. Melcher
Chairman

BZA
Case No. 16726
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16726
EXHIBIT NO.24