Leroy W. Battle, Jr.
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Washington, DC 20018

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March 14, 2002

D.C. Board of Zoning Adjustment
441 Fourth street, N.W.
Suite 220 South
Washington, D.C. 20001

Re: BZA Application No. 16758
BP Amoco Corporation
1300 Rhode Island Avenue, N.E.

Dear Members of the Board:

It is my understanding that the above application, at the applicant's requests, has been deferred on several occasions. The current hearing date is *Tuesday, May 14th at 9:00 A.M.*

I write to express sound ***opposition*** to the request for a Special Exception. The aforementioned parcel presents an excellent opportunity to capitalize on the redevelopment interest that has finally come to this sector of the community. The Brentwood commercial center and the proposed development plans for the Rhode Island Metro Station are prime examples of maximizing a site's potential to benefit both the owner and the surrounding community. The BP proposal while it offers development on a site that has sat vacant for nearly 6 years, the proposal vastly under-utilizes the site in accordance with the allowable floor area ratio. Moreover, it provides another land use that is predominate along the Rhode Island Avenue corridor adding little to further the location's "gateway" potential as outlined in the Ward 5 Comprehensive Plan (*March 2002*). Additional sections of the comprehensive plan that have bearing on this application include:

- Section 1608 of the Comprehensive Plan establishes objectives for housing. Chief among those is to ***"Protect and preserve the ward's stable neighborhoods and its housing stock"***. Approval of this application would only further proliferate a use that is widely prevalent along Rhode Island Avenue, create a more intense use with a car wash, which immediately abuts a well established single-family detached residential area to the north and west of the site. While these neighborhoods have remained relatively stable, their value is directly related to the nature of the commercial uses that serve them. The average life of a service station in this area of 12-15 years could make this location a prime target for another used car lot or liquor store when the proposed use ceases to operate.

- Section 1620.1 establishes urban design objectives which ***"Promotes a physical environment that upgrades the ward's aesthetic qualities, enhances neighborhood stability, emphasizes neighborhood identity and function, and physically enhances the***

BZA
Case No. 16758
Exhibit No. 42

Board of Zoning Adjustment
District of Columbia
CASE NO.16758
EXHIBIT NO.42

gateways and entrance ways into the city". The proposed location is a prime gateway to the City and the proposal does not further the aim of this comprehensive plan objective.

Lastly, Section 706.3 of Title 11, District of Columbia Municipal Regulations require that ***"the station shall not be located within twenty-five feet (25 ft.) of a Residence district unless separated from the Residence district by a street or alley"***. The subject property is not separated form the "Residence District" by such a street or alley as required.

Members of the Board, it is for these reasons that I oppose this application and urge you to deny this request for Special Exception.

Sincerely,

Leroy W. Battle, Jr.
Member, Woodridge Civic Association

Mr. James Berry, Chairperson, ANC 5C
Ms. Rhonda Chappelle, Chairperson, ANC 5B
Ms. Norma Broadnax, Chairperson, ANC 5A
Mr. Arthur Jackson, Office of Planning
Mr. George W. Martin
Mrs. Shirely J. Martin
Woodridge Civic Association