Fax Transmission

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
680 RHODE ISLAND AVENUE, N.E., SUITE H-4
WASHINGTON, D.C. 20002
Telephone: (202) 832-1965/Fax: (202) 832-1969

TO: Mr. Paul Hart
c/o Board of Zoning Adjustment

DATE: 12/28/2001

FAX NO.: (202) 727-6072

PAGES: 4, including this cover sheet.

FROM: James D. Berry, Jr.
Chairperson

SUBJECT: Application 16790 – of Manna, Inc., pursuant to 11 DCMR 3103.2 for a variance from the minimum width requirements under Section 401 and a variance from the side yard requirements under Section 405 to build a single family semi-detached dwelling in a R-3 District at premises 311 Channing Street, N.E. (Square 3555, Lot 12).

COMMENTS:

Mr. Hart,

As I indicated to you during our telephone conversation this afternoon, the attached cover sheet and letter were transmitted to the BZA, by facsimile, on December 7, 2001. Please call me at (202) 585-7706 to confirm the fact that you received this letter.

Best,

J. Berry

JDB

BZA
Case No. 16790
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16790
EXHIBIT NO.27

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C

680 RHODE ISLAND AVENUE, N.E., SUITE H-4
WASHINGTON, D.C. 20002

TELEPHONE: 832-1965/1966 - FAX: 832-1969

December 7, 2001

Mr. Geoffrey Griffis, Chairperson
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

RE: Application 16790 – of Manna, Inc., pursuant to 11 DCMR 3103.2 for a variance from the minimum width requirements under Section 401 and a variance from the side yard requirements under Section 405 to build a single family semi-detached dwelling in a R-3 District at premises 311 Channing Street, N.E. (Square 3555, Lot 12).

Dear Chairperson Griffis:

This letter is written to inform you that the officers and members of ANC 5C met on November 20, 2001 to consider, among other matters, the above-referenced application. Specifically, the meeting was held at the Greater Mount Calvary Holy Church, 605 Rhode Island Avenue, N.E., between the hours of 7:00 p.m. and 9:00 p.m. It is significant to note that timely notice was given to the public concerning this monthly meeting of ANC 5C and it should be known that 10 of the 12 members of our Commission were present at the time the vote was taken on this application – i.e., well above the minimum number required to constitute a quorum.

Following a presentation of plans by the applicant and a subsequent question and answer period involving the members of ANC 5C as well as the general public, the Commission voted to extend its unanimous support to Manna Inc. in this case and, in this regard, encourages the BZA to grant the organization the special relief that it is requesting. In brief, the Commission made the collective judgment that the special consideration which the applicant is seeking will not have an adverse impact upon the residents in immediate proximity to the instant site, nor to the community at large. It is clear by the comments that ANC 5C has received from the public in connection with this issue, that the construction of in-fill housing on what is now a vacant lot is a "good thing." According to the architectural and other plans that were presented to the ANC, it appears that the building proposed for the site is consistent with the current design of the homes on this block and, again, it is our best judgment that the construction of this property will not have a negative effect upon existing property values.

We were mindful of the fact that a resident of our community sought and, in fact, gained party status in this case during the hearing of the matter before the BZA. And, while it was this constituents original intent to oppose the application, it is our understanding that the gentleman had a change of view, once he more fully understood the applicant's plans for this location. Indeed, we are advised that the protestant, withdrew his protest of the application and, in turn, joined the chorus of support for Manna's intentions for 311 Channing Street, N.E.

In light of the fact that there is no opposition to the client's application from the general public, combined with our determination that the construction of a new house at the subject site will be an asset to the surrounding community, ANC 5C gladly supports this application and urges the BZA to give its position on this matter the "great weight" to which it is entitled.

Yours truly,

James D. Berry, Jr.
Chairperson

JDB