ADVISORY NEIGHBORHOOD COMMISSION 5B
DISTRICT OF COLUMBIA GOVERNMENT
1355-57 New York Avenue, Northeast
Washington, D.C. 20002
Voice#: 202 526-8545
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October 22nd, 2001

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

Re: BZA Application No.16796, 1350 Okie Street, Northeast

Dear Members of the Board:

This latter is to advise that the Advisory Neighborhood Commission 5B, at its regularly scheduled October 4th, 2001 public meeting, at which time a quorum was present, unanimously voted to support an application for a variance from the off-street parking requirements for property located at 1350 Okie Street, Northeast, for public hall and restaurant use.

Advisory Neighborhood Commission 5B (hereinafter, "ANC 5B") based its support on the Voluntary Agreement that ANC 5B and Marc Barnes, the owner of 1350 Okie Street, Northeast, entered into on August 2nd, 2001. In that agreement, Mr. Barnes agreed to the following conditions, which ANC 5B beleives will support a variance for the off-street parking requirements:

- *Mr. Barnes will "provide ample parking spaces for its patrons to ensure that residents are not adversely affected" by activities at his facility;*
- *Mr. Barnes will "provide various off-street parking options";*
- *Mr. Barnes will "provide appropriate personnel to ensure smooth traffic flow";*
- *Mr. Barnes will "provide shuttle service from various parking locations";*
- *Mr. Barnes will " provide curbside valet service";*

BZA
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Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16796
EXHIBIT NO.22

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- *"The owner is to provide the ANC 5B with a copy of a lease or agreemnet from an entity for off-street parking for a minimum of 800 cars, within thirty (30) days after the Event Center opens";*

- *"The owner is to provide on outline/map for parking pn public streets";*

- *"The owner is to provide a route for delivery and/or service trucks";*

- *"The owner is to provide the route schedule for shuttle service".*

ANC 5B believes that the above conditions/terms will adequately address the parking issues at 1350 Okie Street, Northeast. Provided that these terms are met, ANC 5B supports Mr. Barnes' request for a variance for the off-street parking requirements.

It appears that the subject property is unique in that it is improved by a building which occupies 100% of the lot and, therefore, no parking can be provided on the site. The site is also affected by an exceptional situation or condition. The applicant faces a practical diffculty by having a multi-story building occupying 100% of the property that does not allow any opportunity to provide parking on the site. The ANC 5B finds that the granting of the variance will not have any substantial detriment to the Zone Plan of the District of Columbia as there are numerous available on-street and off-street parking areas located in the nearby vicinity of the proposed use at 1350 Okie Street, Northeast.

The ANC 5B views this use as having a positive impact on the neighborhood and the further developement of this area of the city close to New York Avenue, Northeast. The ANC 5B in discussions with the applicant looks forward to this developement in the area as it will enhance the safety and security of the neighborhood at the hours when the businessis open.

Sincerely,

Rhonda R. Chappelle

Rhonda R. Chappelle, Chairperson ANC 5B

cc: Office Of Planning