October 16, 2002

Jerril R. Kress, FAIA, Director
Government of the District of Columbia
Office of Zoning
441 4th Street, N.W. Suite 210
Washington, D.C. 20001
Ph. (202) 727 6311

GOVERNMENT OF D.C.
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RECEIVED

It gives me a great pleasure to write in support of the National Hispanic Council on Aging's (NHC0A) Zoning Certification appealing BZA Application No. 16814 for the location of 2713 Ontario Rd. N.W., Washington, DC 20009.

The NHCoA has been a leader in supporting organizations that focus their activities on Hispanic elderly, a population much in need of assistance in the Washington DC Metropolitan area.

The National Hispanic Council on Aging is trying to attain space currently available in order to develop and implement several community projects where the Latino elderly are the focal target population. Most of the projects are focused on health and social-cultural issues related to the Latino elderly. The main purpose of this new space is to implement small community activities to increase awareness on health issues related to this minority elderly community and to provide an outdoor refuge for the seniors.

We strongly believe that it is important to have a location in this area that can be use as a "Central Hub" where the seniors would congregate to chat, have workshops, and exchange important information on health and social issues. This area would be different from other existing areas because it would focus on meeting the needs of both Spanish speaking and English speaking Hispanic Elderly and would focus on bring both populations together in order for them to exchange ideas, solution, and experiences.

An area such as describe above could only be asset to our community and I strongly advocate for you to consider the NHCoA's appeal.

Please do not hesitate to contact me if you have any questions or need further information.

Sincerely,

NAME: Jerry Flood Director, Fuentes Jobs.

ADDRESS: 2712 Ontario Rd. NW

Washington, D.C. 20009

BZA
Case No. 16814
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16814
EXHIBIT NO.34

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Jerrily R. Kress, FAIA, Director Board of Zoning Adjustment
441 4th Street, N/W.
Suite 210
Washington, D.C. 20001

Subject: Case 16814, Application for zoning variance of Marta Sotomayor Revocable Trust

Dear Director Kress

I wish to register my objection to the subject application (Case #16814) for a zoning variance for 2713 Ontario Road, N.W. As a resident of the immediate neighborhood, I feel that the requested variance from the maximum commercial density of 3.5 residential to 1.5 commercial Floor Area Ratio which is currently allowed under the property's C-2-B (11DCMR Section 3103.2)is neither appropriate nor desirable. While this neighborhood is mixed use, it is comprised of mostly residential and owner-occupied housing with some soft-use commercial properties, i.e. non-profits and professional offices. The variance which would result in the addition of a more densely occupied, heavily commercial use property would have a substantial, negative impact on the immediate area. It should be noted that the neighborhood also directly abuts Columbia Road and therefore is already subject to significant commercial activity and traffic.

A review of the requirements also indicates that a variance shall only be granted when "an exceptional situation ... result[s] in "exceptional practical difficulties or exceptional and undue hardship" upon a property owner." I do not believe that this request rises to the level of such a standard. This property has been zoned for light commercial during the over twenty years that I have resided on Ontario Road and has been a fully functional property during that entire period. Only recently has the owner, who does not reside in the neighborhood, expressed a desire to expand the use of the building beyond that currently allowable. Most recently to establish a consignment or used clothing store.

As I stated before, the neighborhood is residential in character with many owner-occupants and I feel that the granting of this variance will be detrimental to the nature of the area and, most certainly, does not conform to the requirements of "exceptional or undue hardship" that must exist for Board to find that a variance is approvable.

Thank you for your consideration in this matter.

Eugene L Allen
2719 Ontario Rd N.W.
328-8265

10-21-02

October 16, 2002

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Government of the District of Columbia
Office of Zoning
441 4th Street, N.W. Suite 210
Washington, D.C. 20001
Ph. (202) 727 6311

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Please do not hesitate to contact me if you have any questions or need further information.

Sincerely,

NAME: Johnny A. Yerdeo / Washington Hispanic

ADDRESS:

2701 Ontario Rd, N.W. Washington DC

Washington, D.C. 20009