ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN • AMERICAN UNIVERSITY PARK • FRIENDSHIP HEIGHTS
P.O. Box 9953 • Friendship Station
Washington, DC 20016

202-244-0800

Leslie Quynn
SMD 01

Chris McNamara
SMD 02

Tad DiBiase
SMD 03

Jill Diskan
SMD 04

Frank Gordon
SMD 05

March 22, 2002

Ms. Jerrily Kress
Director of Office Zoning
B.Z. A.
441 4th Street NW
Room 210 South
Washington DC 20001

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D.C. OFFICE OF ZONING
2002 MAR 25 PM 2:57

Dear Ms Kress

At its March 14, 2001 meeting ANC 3E passed the attached resolution supporting the property owners request for 3 variances and a special exception.

I hope the BZA will give the necessary "great weight" to the ANC's position.

Sincerely,

Tad DiBiase
Secretary, ANC 3E

BZA
Case No. 16857
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16857
EXHIBIT NO.26

MAR.25.2002 3:22PM 202 3620360 NO.158 P.2/4

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ANC3E
Resolution

Whereas: The property located at 4500 Wisconsin Avenue N.W. is within the boundary of ANC3E.

Whereas: The property is improved with an approximately 186,000 square foot building built in 1941 by Sears Roebuck and Company. The building is a designated historic landmark in the D.C. Inventory of Historic Sites.

Whereas: The building was sold by Sears to Hechinger's which operated the store as a Home Center Department Store which closed in late 1999. Hechinger's made significant changes to the building necessary for the operation of a Home Center. Those changes have detracted from its original appearance. The building now remains in that altered condition and is vacant.

Whereas: The current property owner is proposing to convert the property to a mix of multiple retailers and residential housing through the addition of a four story residential structure above the existing building. The project is consistent with the comprehensive plan, which calls for increased residential density at the Tenleytown Metro Station. The owner has involved the community in the process of identifying tenants and planning the future of the property. The current plan has been presented at public meetings of the ANC, reviewed by the commissioners and a committee of interested citizens. The current plan has the benefit of input from both the community and the Historic Preservation Review Board. The plan as approved by the Historic Preservation Review Board has significant setbacks from both Wisconsin Avenue and Albemarle Street and a height of seventy feet.

MAR.25.2002 3:23PM 202 3620360 NO.158 P.3/4

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Whereas: The proposed project provides more total parking on site than currently provided on site or that which would be required under zoning. The impact neighborhood street parking will be less than that of a 186,000 square foot department store. The proposed plan provides rooftop parking, accessed from Albemarle Street, a residential street, to be allocated and used only for the residential units. That number of spaces is in excess of the zoning requirement. The parking in the basement, accessed from River Road, a main artery, will be allocated only for the retail portion.

Whereas: The project will provide 9,300 square feet of recreational. This reduction from the required 29,400 square feet is supported by market conditions and is consistent with recent District of Columbia BZA precedents.

Be It Resolved:

1. **The Commissioners of ANC3E support the property owner's request for a variance to allow a building height for the property of seventy feet (an increase of five feet).**

2. **The Commissioners of ANC3E support the Property Owner's request for a variance from the minimum parking isle width.**

3. **The Commissioners of ANC3E support the Property Owner's request for a variance to permit a reduction in recreational space to 9,300 square feet as opposed to the 29,400 square feet required under the current zoning.**

4. **The Commissioners of ANC3E support the Property Owner's request for a special exception to allow the parking to be allocated as proposed.**

ANC 3E approved this resolution by a vote of 5-0 at its duly noticed monthly public meeting on March 14, 2002. Commissioners present were Jill Diskan, Chris McNamara, Leslie Quynn, Frank Gordon, and Tad DiBiase

Tad DiBiase
Secretary ANC 3E

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