STATEMENT OF REASONS IN SUPPORT OF APPLICATION
FOR A SPECIAL EXCEPTION TO ALLOW THE USE OF AN EXISTING RESIDENTIAL BUILDING AND THE LAND ON WHICH IT IS LOCATED BY A NONPROFIT ORGANIZATION FOR THE PURPOSES OF THE NONPROFIT ORGANIZATION AT 7064 EASTERN AVENUE, N.W.; SQUARE 3351, LOT 808

This Statement of Reasons is submitted on behalf of the applicant, Cady-Lee, LLC (the "Applicant"), the contract purchaser of the Property from Harold and Frances Phipps (the "Owners").

The Property. The subject property, 7064 Eastern Avenue, N.W., Square 3351, Lot 808 (the "Property"), is located at the southeast corner of Chestnut Street, N.W. and Eastern Avenue, N.W., which is the boarder line between the District of Columbia and Maryland. The site contains 23,779 square feet.

The Property is located in the Takoma Park Historic District. The Metro-rail tracks run adjacent to the western edge of Square 3351 and the Takoma Park Metro-rail station is within two blocks of the Property. (Exhibits 1 and 2.) The Metro-rail station is accessed through a walkway at the southeastern corner of the Property. (Exhibit 3.)

Current Use. The Property is improved with a single-family residence, the Cady-Lee Mansion, which is currently unoccupied. The Cady-Lee Mansion, a National Register Historic Property, has 22 rooms, three expansive floors and a turreted sleeping porch.

Proposed Use. The Applicant has contracted to purchase the Property for use by The Forum for Youth Investment. The Forum for Youth Investment (the "Forum") is a non-profit organization whose mission is

> to increase the quality and quantity of youth investments and youth involvement by promoting a big picture approach to planning, research, advocacy and policy development among the broad range of national organizations that help constituents and communities invest in children, youth and families.

RECEIVED
D.C. OFFICE OF ZONING
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The Applicant has entered into lease negotiations with the Forum for the Forum's use of the Property for its offices.

Zoning. The Property is zoned R-5-A.

Required Relief. Section 217.1 of the Zoning Regulations allows the "use of existing residential buildings and the land on which they are located by a nonprofit organization for the purposes of the nonprofit organization" if approved by the Board of Zoning Adjustment. 11 DCMR § 217.1. To be eligible for this relief, a property must be listed on the District's Inventory of Historic Sites and the gross floor area of the building in question must be 10,000

BZA
Case No. 16878
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16878
EXHIBIT NO.4

square feet or greater. The Cady-Lee Mansion meets these criteria (Exhibit 4) and, accordingly, a special exception is required to allow the Forum to use the Property for its nonprofit offices.

Because of the vast size of the Property and the ample off-street parking available, use of the Cady-Lee Mansion for the Forum's offices will not adversely affect the use of the neighboring properties.

For the foregoing reasons, it is respectfully submitted that, upon receipt of all of the applicant's proof and all other support of record for the requested special exception, such relief be granted.

Respectfully submitted,
ROBINS, KAPLAN, MILLER & CIRESI, LLP

By: _____
Richard B. Nettler

By: _____
Jeannine Rustad Zigner

EXHIBITS

1. Metrorail StationMasters Map of Takoma Station (Property Highlighted in yellow)
2. Zoning Map (Property highlighted in yellow)
3. Landtech Associates, Inc. – Plat showing access to Metrorail station
4. Karen McK. Wood, AIA certification of GFA for the Cady-Lee Mansion

Exhibit 1



StationMasters Online:

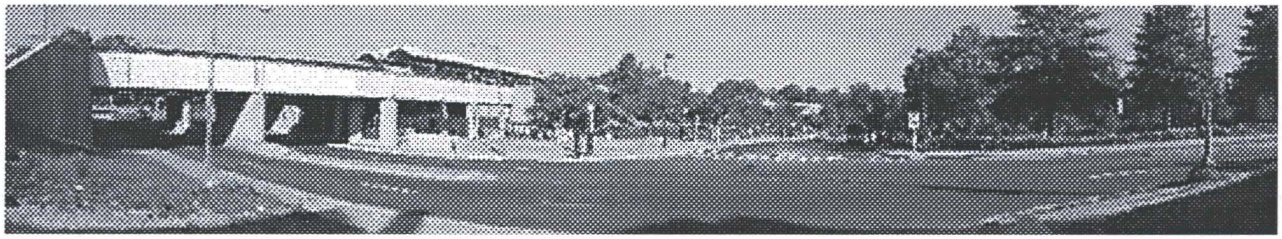
A Comprehensive Internet Guide to Metrorail Station Neighborhoods in the Washington, DC Metropolitan Area

Home

LOCAL BUSINESSES
Check now for ad rates and space availability
CLICK FOR INFO!

Takoma Station

Serving Red Line Trains



[W] Carroll Ave. Station entrance to parking [N] Carroll Ave.

Regional map + driving directions

System Map

Fares/Times

Metrobus

Map Key

HOTELS, SHOPS AND SERVICES NEAR THIS METRO STATION

CommuterPage.com

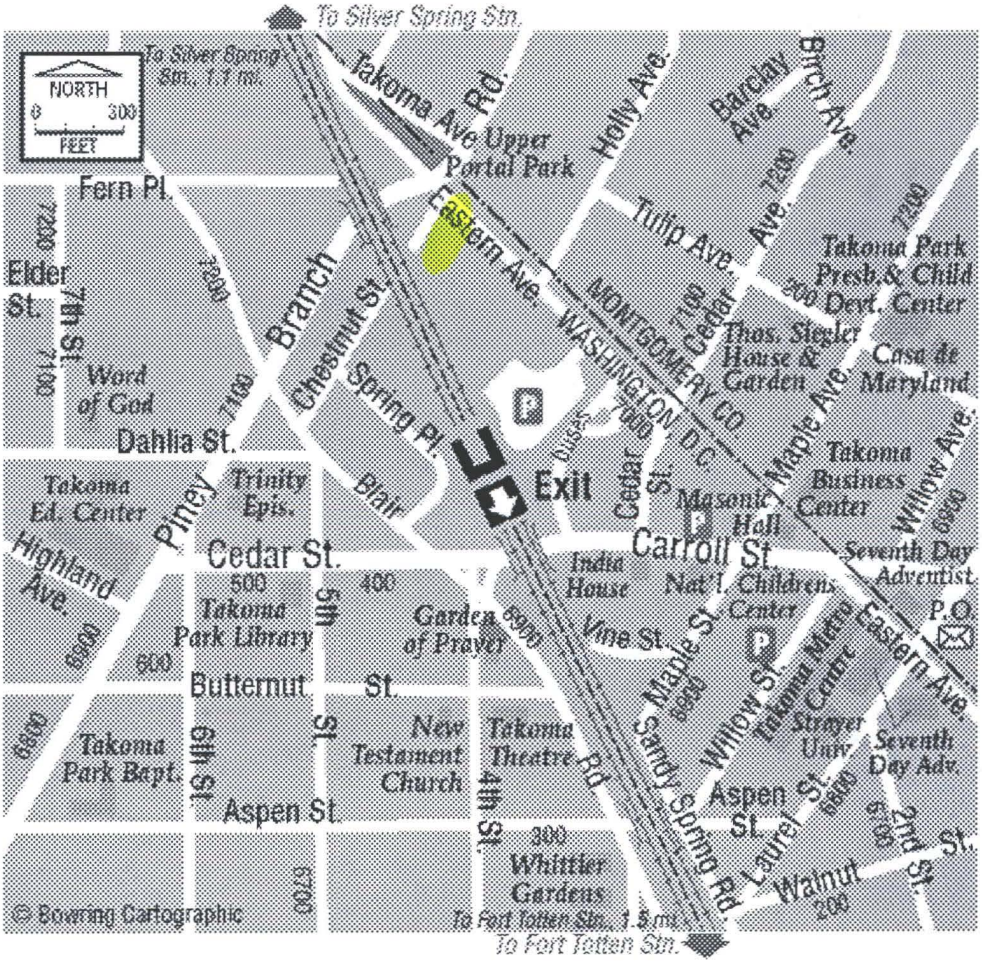
GUIDE BOOKS THAT WE RECOMMEND

Click here to e-mail comments or suggestions

Go By the Book! StationMasters
Guide to Neighborhoods served by Metrorail. More maps, information, and a detailed index.
>Click for info<

StationMasters is a product of Bowring Cartographic

Sign up for monthly e-mail news about events near Metrorail stations



EMAIL map to a friend!

GET GEAR

Exhibit 2

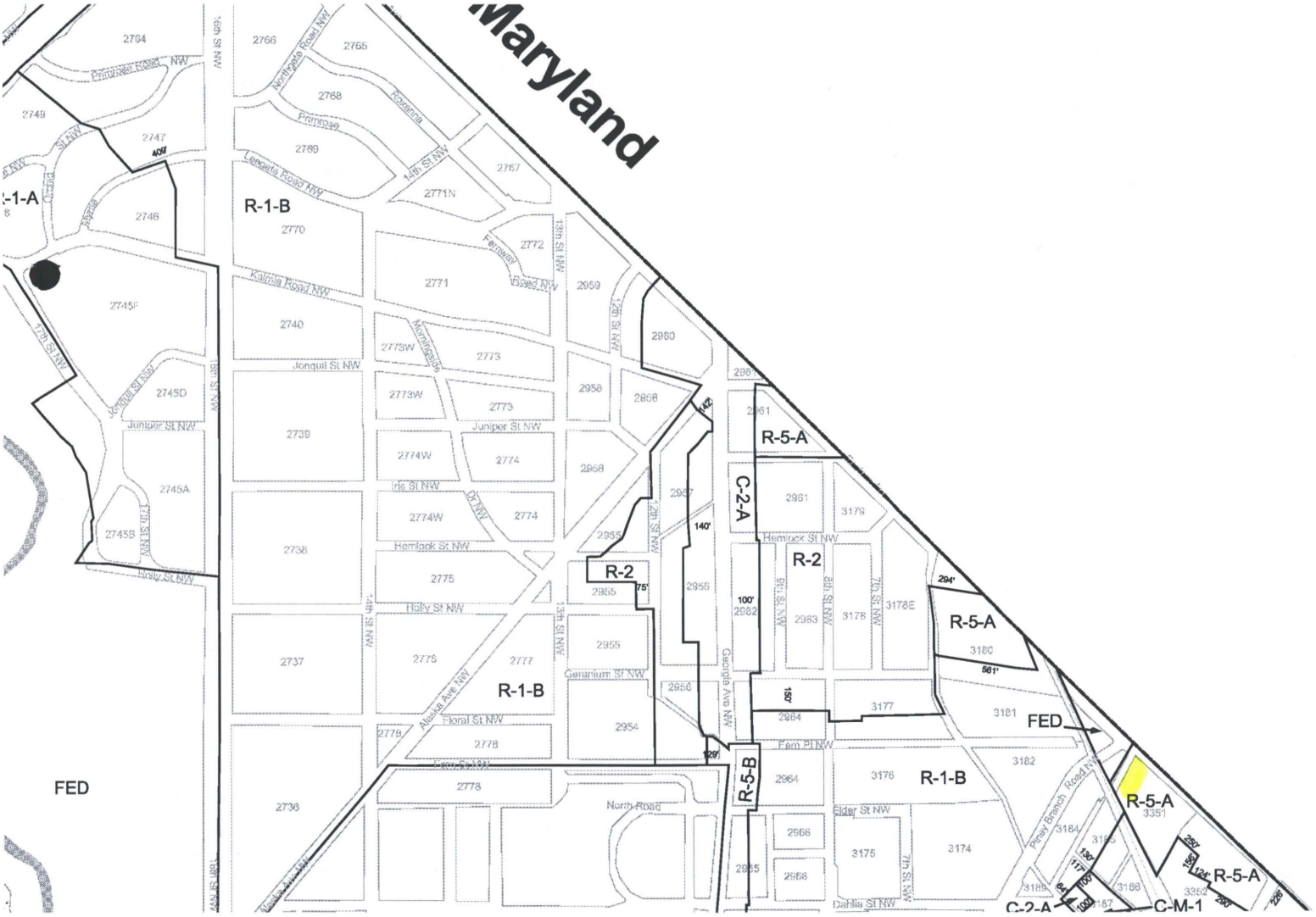

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Juniper St NW
Iris St NW
Holly St NW
Hemlock St NW
Ivy St NW
Floral St NW
Fern St NW
Geranium St NW
Elder St NW
Dahlia St NW
North Road
Primrose Road NW
Northgate Road NW
Rowena
Primrose
Laurella Road NW
Kalmia Road NW
Fairway
Ridge Rd NW
Montgomery
Alaska Ave NW
Georgia Ave NW
Piney Branch Road NW
15th St NW
14th St NW
13th St NW
12th St NW
11th St NW
10th St NW
9th St NW
8th St NW
7th St NW
17th St NW
16th St NW
294'
561'
140'
100'
150'
75'

Exhibit 3

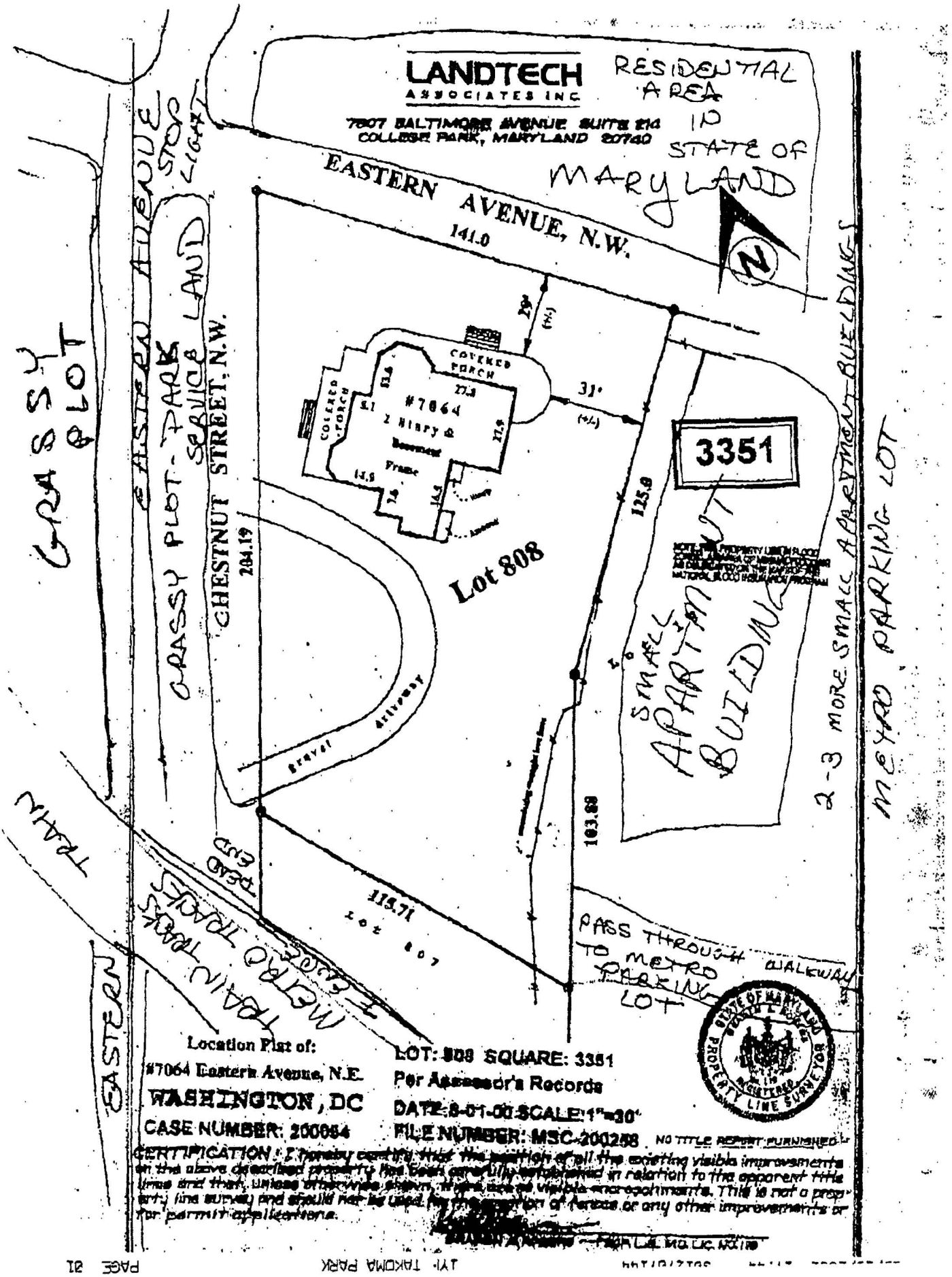

LANDTECH
ASSOCIATES INC
7607 BALTIMORE AVENUE SUITE 214
COLLEGE PARK, MARYLAND 20740
RESIDENTIAL AREA IN STATE OF MARYLAND
EASTERN AVENUE, N.W.
141.0
EASTERN AVENUE STOP LIGHT
GRASSY PLOT - PARK SERVICE LAND
GRASSY PLOT & LOT
CHESTNUT STREET, N.W.
204.19
#7064
2 Story
Frame
COVERED PORCH
COVERED PORCH
31'
3351
125.0
Lot 808
SMALL APARTMENT BUILDING
2-3 MORE SMALL APARTMENT BUILDINGS
MEYRO PARKING LOT
Gravel Alleyway
103.69
115.71
Lot 807
PASS THROUGH ALLEYWAY TO METRO PARKING LOT
METRO ENTRANCE
TRAIN TRACKS
EASTERN
Location Plat of:
#7064 Eastern Avenue, N.E.
WASHINGTON, DC
CASE NUMBER: 200084
LOT: 808 SQUARE: 3351
Per Assessor's Records
DATE: 8-01-00 SCALE: 1"=30'
FILE NUMBER: MSC-200288
NO TITLE REPORT FURNISHED
CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements or for permit applications.
STATE OF MARYLAND
No. 10
REGISTERED
PROPERTY LINE SURVEYOR

Exhibit 4

4/17

Karen McK. Wood, AIA
1434 Brinton's Bridge Road
Chadds Ford 19317
610-388-3314

April 17, 2001

Ms. Merita Irby

The Forum For Youth Investment

7014 Westmoreland Avenue

Takoma Park, Maryland 20912

Dear Ms. Irby:

With regard to the Cady-Lee Mansion at the intersection of Piney Branch Road and Eastern Avenue in Takoma Park, D.C., recent measurements of the Gross Floor Area were taken. These include all Basement, First Floor, Second Floor, Third Floor, and Attic space with a minimum headroom of 6'-6". Also included are covered Porches, also known as outside balconies, which exceed a projection of six feet beyond the exterior walls of the building. With regard to the Basement, the ceiling is a minimum of 4'-0" above the adjacent finished grade. All floor measurements include the exterior walls and stairwells,

The results are as follow:

ENCLOSED STRUCTURE	SQ. FT.
Basement	2189
First Floor	2244
Second Floor	2172
Third Floor	1362
Attic	647
SUBTOTAL	8614

COVERED PORCHES	SQ.FT.
First Floor Porches	1159
Second Floor Porches	229
SUBTOTAL	1388

GROSS FLOOR AREA TOTAL 10,002 SQ.FT.

DISTRICT OF COLUMBIA KAREN M. WOOD No. 5211 REGISTERED ARCHITECT

Sincerely,

Karen McK. Wood, AIA
D.C.License #5211