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June 25, 2002

Mr. Geoffrey Griffis
Chairman, Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

16891

2002 JUN 25 PM 4:52
D.C. OFFICE OF ZONING

Re: 3221 11th Street, N.W., Square 2845, Lot 27

Dear Mr. Griffis:

Enclosed is the applicant's Prehearing Statement with respect to an application for a variance for 3221 Eleventh Street, LLC, owner of 3221 11th Street, N.W., Square 2845, Lot 27. The variance sought is from Section 401.3 of the Zoning Regulations which requires a minimum of 900 square feet of land area per unit, when converting a single family house to more than two units in an R-4 Zone District.

Witnesses:

The following witnesses have provided written testimony in favor of the project or will speak in support of the applicant, or both:

Mr. Adrian Washington, the President of the Neighborhood Development Company, representing the applicant, 3221 Eleventh Street, LLC.
Lyndel Younger, SRA, appraisal expert
Lindsley Williams, Planning Consultant

We request that Mr. Younger be accepted as an expert appraisal witness and Mr. Williams be accepted as an expert planning witness.

Also attached are letters of support from Ward 1 Councilmember Jim Graham, Eric Heard, ANC single member for the district in which the property resides, and Ms. Jannette Lovely McCain, a next door neighbor to the property. Also attached are petitions of support from 21 nearby neighbors.

Please call if there are any questions.

Yours very truly,

Stephen N. Gell

BZA
Case No. 16891
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16891
EXHIBIT NO.24

PREHEARING STATEMENT

SUPPORTING AN APPLICATION

TO THE BOARD OF ZONING ADJUSTMENT

OF THE DISTRICT OF COLUMBIA

FOR A VARIANCE PURSUANT TO §§401.3 AND 3103

FROM THE DISTRICT OF COLUMBIA ZONING REGULATIONS

3221 11th Street, N.W.

Square 2845, Lot 27

BZA Case Number 16891

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INTRODUCTION

This is a Prehearing Statement supporting the application of 3221 Eleventh Street, LLC, whose manager is Adrian Washington, for a variance from the requirements of §401.3 for a minimum of 900 square feet of lot area for each apartment at 3221 11th St., N.W. (Square 2845, Lot 27) pursuant to Section 3103 of the Regulations of the Zoning Commission, (11 DCMR §§401.3 and 3103) (hereinafter, "Regulations").

DESCRIPTION OF THE APPLICANT

Mr. Washington is President of The Neighborhood Development Company, LLC which was formed in 1998 to do urban infill residential projects. He is a lifelong resident of DC with degrees from Stanford University and Harvard Business School. He is the manager of 3221 Eleventh Street, LLC, the applicant.

THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is at 3221 11th St., N.W., Square 2845, Lot 27. It is a single family house in an R-4 Zone, which permits row dwellings, flats, and conversions to apartments. The property has been vacant for over twenty years. Large portions of the building were demolished by the District when the property was condemned and prior to the current owner's perfecting title. In its current state, it is a health hazard and rebuilding work needs to begin as soon as possible.

B. Area Surrounding the Property

The property is on the periphery of the Columbia Heights neighborhood, two and a half blocks from the Columbia Heights Metro Station. Surrounding the property are commercial and residential uses as follows: South and East of the property are row-dwellings including some multifamily conversions. North of the building and across the street are a mixture of ground floor retail and apartments. A block to the West is the Harriet Tubman Elementary School.

C. Zoning History and Use History

The area is zoned R-4. The house was built in 1910 and was a residence until its abandonment twenty years ago.

REASONS IN SUPPORT OF THE APPLICATION FOR VARIANCE

A. Compliance with D.C. Zoning Regulations

The R-4 district is designed to include "those areas ..... within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families." (§ 330.1, Title 11, DCMR). Large row dwellings subdivided into 3 or 4 family flats are a common feature of the Columbia Heights neighborhood, and are a cherished factor in the economic and cultural diversity of the neighborhood. In recent years this diversification of housing product has been threatened, as new development has focused on huge townhouses or luxury condos. In addition, the condo project proposed by the owner will allow low and moderate-income families to avoid displacement and remain in the neighborhood.

In addition, the re- -truction of the property will eliminat rtain non-conforming aspects of the current construction, such as the non-conforming court.

Uniqueness

The lot is hemmed in on three sides by other properties. There is no alley, so access to the rear is difficult. At 1637 square feet, the lot is smaller than the minimum lot for the Zone District. In addition, its frontage is less than 18 feet. However, the depth of the lot is nearly 100 feet and no rear yard variance would be required.

The property, which has been vacant for over twenty years, was originally acquired through the Tax Sale process in July of 1999. Due to the nature of the Tax Sale process, the current owner purchased the property at great risk and without the ability to conduct detailed studies and proformas. It took until February 2002 before the current owner was able to obtain clear title from the District Government. In 2001 the DC Department of Consumer and Regulatory Affairs (DCRA) erroneously placed the. property on the condemned property list and began to demolish it, despite the pleas of the owner. The demolition action was stopped after two days only through the intervention of Councilmember Jim Graham. As of result of DCRA' s actions, the only usable elements of the property are the front facade, the two side walls, and a portion of the rear wall. The damage is so severe that entry into the building is dangerous. The safe removal of the interior damaged elements alone will cost in excess of $15,000.

Further discussion of the uniqueness of the property and justification for a variance can be found in Mr. Lindsley Williams planning report.

Extraordinary or exceptional practical difficulties

The property will require complete reconstruction, more akin to new construction than rehabilitation. This will require bringing all construction elements up to current code standards, including new water and sewer service, sprinklers and other fire safety requirements, enhanced structural elements, full insulation, and other costly improvements which would not be called for in a standard renovation.

Attached to this Prehearing Statement is a summary appraisal by Lyndel Younger, a respected District appraiser, testifying to the fact that the expected revenue from sale of this property under the current zoning (two units) will not justify the acquisition and development costs plus a reasonable profit. This can only be assured if the developer is allowed to exceed the zoning limitations. Please refer to Mr. Lindsley Williams planning report for further discussion of the practical difficulties.

B. No Adverse Affects

The development should not affect traffic and parking in the area. The proximity to the Columbia Heights Metro Station will encourage residents to reduce their reliance on automobiles. Moreover, 11th Street is 90 feet wide and there is a good supply of on-street parking. The absence of adverse effects is further elaborated by Mr. Williams in his planning report.

BENEFITS OF PROPOSED USE

The property is situated on the periphery of the Columbia Heights neighborhood, 2 ½ blocks from the Columbia Heights Metro Station. Development near the Metro stops is a high

priority for the District and this renovation would bring another abandoned house back into residential use. Moreover, it would enhance the ambiance of the block, and encourage others to improve their properties. Finally, the proposed development would add four taxpaying households to the neighborhood. The alternative would be to leave this abandoned eyesore to continue to blight the neighborhood.

This application is supported by the immediate neighbors of the property, all members of ANC 1A contacted by the applicant and Ward 1 Councilmember Jim Graham.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

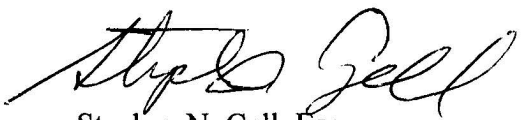
A. Appropriate Residential Use

While the property is in the R-4 residential zone, it is only a few doors from a C-2-A commercial zone. This would justify a modest increase in density.

CONCLUSION

3221 Eleventh Street, LLC, should be granted a variance to allow conversion of a single family house to a four unit condominium. Permitting the variance will have no adverse effects and will be in harmony with the purpose and intent of the Zoning Regulations.

Respectfully submitted,



Stephen N. Gell, Esq.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 3-6, 2002

Plat for Building Permit of SQ 2845 LOT 27

Scale: 1 inch = 20 feet Recorded in Book C.L.16 Page 11

Receipt No. 7421

Furnished to: WASHINGTON

Surveyor, D.C.

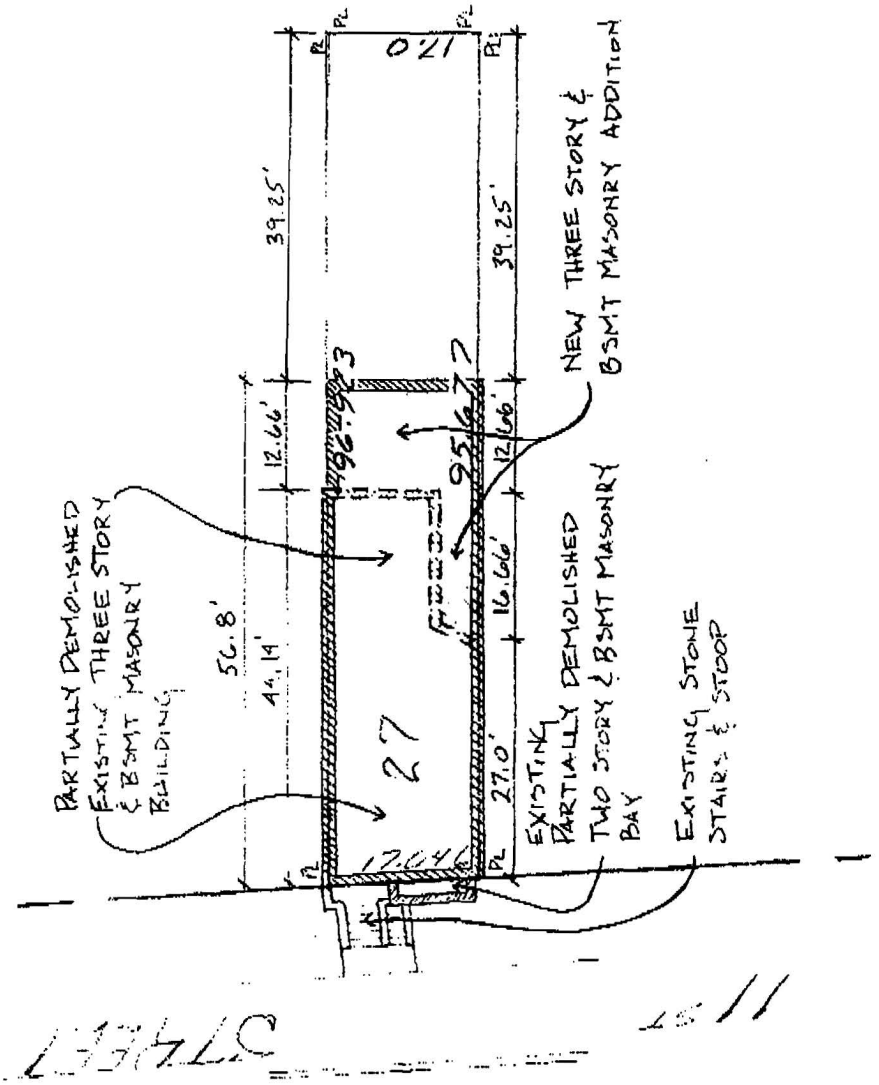
By: DM

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

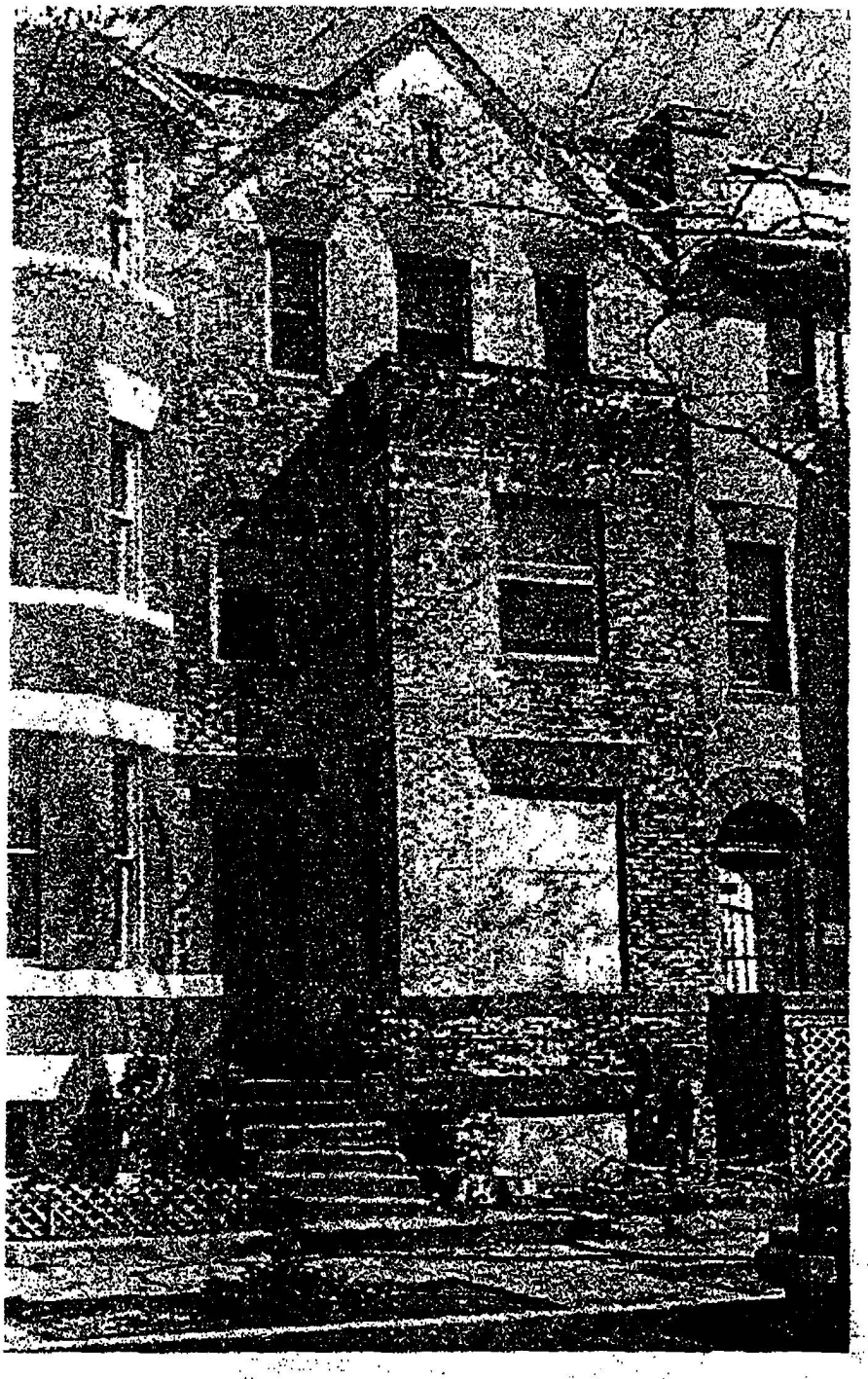
_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.


PARTIALLY DEMOLISHED EXISTING THREE STORY & BSMT MASONRY BUILDING
NEW THREE STORY & BSMT MASONRY ADDITION
EXISTING PARTIALLY DEMOLISHED TWO STORY & BSMT MASONRY BAY
EXISTING STONE STAIRS & STOOP
021
27
39.25'
12.66'
16.66'
27.0'
56.8'
14.14'
PL

3221 11th Street, NW

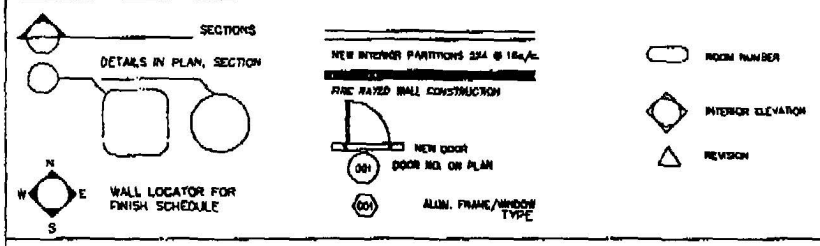
Before DC Government Demolition



ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	F.E.	FIRE EXTINGUISHER	PNL.	PANEL
AC	ACOUSTIC	F.E.C.	FIRE EXTINGUISHER CABINET	P & S	PANEL & SHELF
AL., ALUM	ALUMINUM	FIN.F., F.F.	FINISHED FLOOR	PTD	PAINTED
A.P.	ACCESS PANEL	F.OF S.	FACE OF STUD	P.R.V	POWER ROOF VENTILATOR
A.S.F.	ABOVE FINISHED FLOOR	FRP	FIBERGLASS REINFORCED PLASTIC	R.D.	ROOF DRAIN
A.D.	AREA DRAIN	FTG.	FOOTING	REC	RECESSED
BLDG.	BUILDING	FURR.	FURRING	RECPT	RECEPTIONIST
B.M.	BENCH MARK	GA	GAUGE	REF.	REFRIGERATOR
BRG	BEARING	G.B.	GRAB BAR	REQD.	REQUIRED
BD BSMT.	BASEMENT	GL.	GLASS	R.L.	RAIN LEADER
CAB.	CABINET	GR.STOP	GRAVEL STOP	RM.	ROOM
C.B	CHALKBOARD	G.W.B	GYPSUM WALL BOARD	R.O.	ROUGH OPENING
CER.T., C.T.	CERAMIC TILE	GYP.BD., GWB	GYPSUM BOARD	R & S	ROD AND SHELF
C.H.	CEILING HEIGHT	H., HT., HGT.	HEIGHT	S.D.	SOAP DISPENSER
C.J., CJ	CONTROL JOINT	H.C.	HANDICAPPED	SECT.	SECTION
℄	CENTER LINE	HDW.	HARDWARE	S.G.F.T.	STRUC. GLAZED FACING TILE
CLG.	CEILING	H.M.	HOLLOW METAL	SH.	SHOWER HEAD
CLOS., CL	CLOSET	HR.	HOUR	SHT.	SHEET
CLR.	CLEAR	H.P.	HIGH POINT	SIM.	SIMILAR
C.M.U., CMU	CONCRETE MASONRY UNIT	I.D.	INSIDE DIAMETER	S.M.	SURFACE MOUNTED
COL.	COLUMN	INSUL.	INSULATION	S.P.	STAND PIPE
CONC.	CONCRETE	JAN.	JANITOR	S.S.	SERVICE SINK
CONST	CONSTRUCTION	JST.	JOIST	S/S	STAINLESS STEEL
CONT.	CONTINUOUS	JT.	JOINT	STL.	STEEL
CORR.	CORRIDOR	LAM.	LAMINATE	STOR.	STORAGE
CPT., CRPT.	CARPET	LAV.	LAVATORY SINK	STRUCT.	STRUCTURAL
C.R.	COLD ROLLED	L.P.	LOW POINT	SUSP.	SUSPENDED
D.A.	DISTURBED AREA	M.	MEN	SYN.FL.	SYNTHETIC FLOOR
DET.	DETAIL	MACH.	MACHINE	TACK.BD., TB.	TACKBOARD
D.F.	DRINKING FOUNTAIN	MAINT.	MAINTENANCE	TEL.	TELEPHONE
DBL.	DOUBLE	MAS.	MASONRY	T. & G.	TONGUE AND GROOVE
DIA.	DIAMTER	MAT.	MATERIALS	THRESH.	THRESHOLD
DIM.	DIMENSION	MAX.	MAXIMUM	T. OF D	TOP OF DECKING
DISP.	DISPENSER	M.C.	MEDICINE CABINET	TMP	TOP OF MASONRY PARAPET
DR.	DOOR	MECH.	MECHANICAL	T.P.	TOILET PAPER HOLDER
DW	DRYWALL	MET., MTL.	METAL	T.S.	TACK STRIP
D.S.	DOWNSPOUT	MFG.	MANUFACTURER	TYP.	TYPICAL
DWG.	DRAWING	MIN.	MINIMUM	U.L.	UNDERWRITERS LABORATORIES
EA.	EACH	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
E.J., EJ	EXPANSION JOINT	M.S.	METAL SHELVING	U.S.G.	U.S. GYPSUM COMPANY
EL., ELEV.	ELEVATION	MTD.	MOUNTED	V.A.T.	VINYL ASBESTOS TILE
ELEC	ELECTRIC	N.C., NONCOM.	NON COMBUSTIBLE	V.C.T.	VINYL COMPOSITION TILE
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
EQUIP.	EQUIPMENT	NO.	NUMBER	VEST., V.	VESTIBULE
E.W.C.	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE	V.R.G.	VINYL REDUCING STRIP
EXIST., EX.	EXISTING	O.C.	ON CENTER	W.	WOMEN
EXP.	EXPANSION	O.D.	OUTSIDE DIAMETER	W/	WITH
EXT.	EXTERIOR	OFF.	OFFICE	WAIN.	WAINSCOT
F.C.	FIRE CODE	OPNG.	OPENING	WARD.	WARDROBE
F.C.U.	FAN COIL UNIT	PART.	PARTITION	W.B.	WHITE BOARD
F.D.	FLOOR DRAIN	PL.	PLATE	W.C.	WATER CLOSET
FDN.	FOUNDATION	PLAM	PLASTIC LAMINATE	WD.	WOOD
		PLY., PWD	PLYWOOD	WDR.	WINDROBE
				W.	WALL
				W.M.	WALL MOUNTED
				W.W.M.	WELDED WIRE MESH

DRAWING KEY



GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL & NATIONAL CODES. ALL SUB CONTRACTORS MUST BE LICENSED AND OBTAIN THEIR OWN WORK PERMIT. CONTRACTOR AND ALL SUB CONTRACTORS MUST SUPPLY PROOF OF INSURANCE, LIABILITY AND WORKMAN'S COMPENSATION. DRAWINGS ARE FOR PERMIT AND BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS IN ACCORDANCE WITH ACCEPTED STANDARD CONSTRUCTION PRACTICES AND MANUFACTURERS SPECIFICATION. CONTRACTOR IS TO VERIFY ALL FRAMING MEMBERS FOR LIVE AND DEAD LOAD SUPPORT. CONTRACTOR TO VERIFY ALL DIMENSIONS FOLLOWING DEMOLITION, ANY INCONSISTENCY SHOULD BE BROUGHT TO THE OWNER OR ARCHITECT'S ATTENTION IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR SECURING SITE FROM WEATHER AND THEFT FOR DURATION OF THE PROJECT. ALL MATERIALS AND METHODS MUST COMPLY WITH LOCAL CODES AND ACCEPTED CONSTRUCTION PRACTICES. ANY INCONSISTENCIES SHOWN ON DRAWINGS ARE IN ERROR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING THESE INCONSISTENCIES TO THE ATTENTION OF OWNER AND ARCHITECT'S IMMEDIATELY FOR CORRECTION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL REMOVALS REQUIRED IN ORDER TO COMPLETE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL TRADES AND PROVIDE OPTIMUM WORKING CONDITIONS. THE SITE SHALL BE KEPT CLEAN AND ORDERLY AT ALL TIMES. TRASH SHALL BE REMOVED ON DAILY BASIS. CONTRACTOR TO SUPPLY ALL INSPECTION APPROVALS AND LIEN WAVERS PRIOR TO RELEASE OF RETAINAGE. CONTRACTOR TO SUPPLY ALL APPROVALS AND LIEN WAIVERS PRIOR TO RELEASE OF RETAINAGE.

SOIL EROSION CONTROL NOTES

1. A SEDIMENT AND EROSION CONTROL METHOD SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.

2. ALL DEBRIS IS TO BE REMOVED FROM SITE.

3. ALLEY AND/OR STREETS/ SIDEWALKS SHALL BE SWEPT CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.

4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.

5. IF ANY CATCH BASIN OR DRAINS BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.

6. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 67% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.

7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.

8. AFTER RAZE OR DEMOLITION, THERE IS THE NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING SUCH AS SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.

SEDIMENT CONTROL APPROVAL

PLAN NUMBER _____

THIS APPROVAL IS FOR GRADING AND SEDIMENT CONTROL ONLY. PERMITTEE/CONTRACTOR IS REQUIRED TO CONSTRUCT DESIGN FEATURE SHOWN HEREON.

HE SHALL NOTIFY THIS OFFICE AT NUMBER BELOW AT LEAST 24 HOURS BEFORE START OF GRADING ACTIVITY, AND WITHIN TWO WEEKS AFTER

COMPLETION OF PROJECT FOR FINAL INSPECTION.

DATE _____

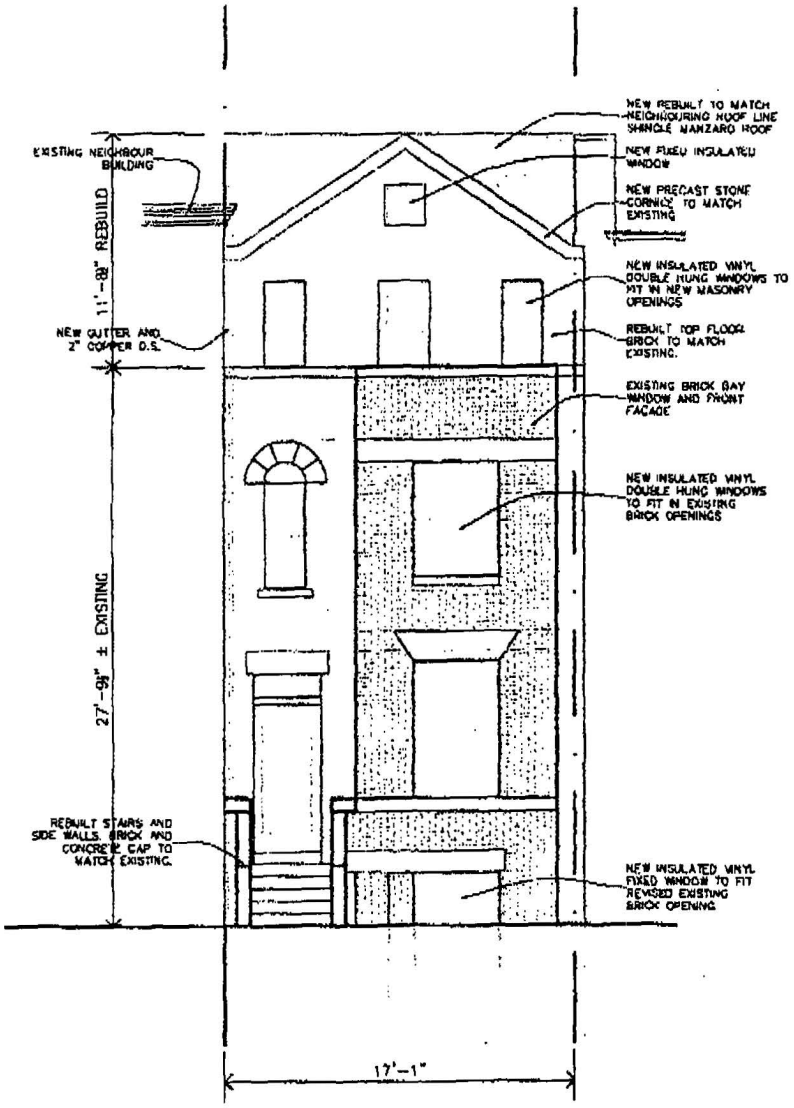
FLOOD AND EROSION
CONTROL SECTION

BUILDING DATA

LOCATION:	LOT 27 SQUARE 2845
APPLICABLE CODES:	1996 BOCA 1998D.C. REGISTER
USE GROUP:	R-2
CONSTRUCTION TYPE:	3B TABLE 503 EXIST. BLDG. 3 STORIES W/BASEMENT 37'-6" HIGH
TOTAL NUMBER OF FLOORS:	3 PLUS BSMT AND MEZZANINE
ALLOWABLE AREA:	19200 SF
ALLOWABLE STORY:	3 STORIES, 40'-0" HIGH 504.2 HEIGHT MODIFICATION
FIRE SUPRESSION SYSTEM:	FULLY SPRINKLERED NFPA 13(d) domestic sprinkler system FIRE EXTINQUISHERS TO BE PROVIDED IN ACCORDANCE WITH NFPA 10
EGRESS REQUIREMENTS	36" WIDTH 810.3 OCCUPANT LOAD LESS THAN 50
FIRE RATING 3B	EXTERIOR WALLS: LOAD BEARING 2H. FIRE SEPARATION ASSEMBLIES: EXITS 1H STAIRS 1H (LESS THAN 4 SOTIRES)NON LOAD BEARING 1H. DWELLING UNIT SEPARATION 1H.

ZONING DATA

LOCATION	LOT 27 SQUARE 2845
ZONING	R4
FAR	N/A
LOT AREA	1637 SF
ALLOWABLE LOT OCCUPANCY	60 % (982.2 SF)
EXISTING LOT OCCUPANCY	41.8% (684 SF)
PROPOSED LOT OCCUPANCY	59.4% (972 SF)
ALLOWABLE HEIGHT	40' -0"
EXISTING HEIGHT	37' 6" +/--
PROPOSED HEIGHT	39'-10"
MINIMUM REAR YD.	20'-0"



2 FRONT ELEVATION
1/4"=1'-0"

EXPRESS WRITTEN CONSENT OF ZAHN DESIGN ARCHITECTS

RENOVATION OF
3221 11TH STREET, NW

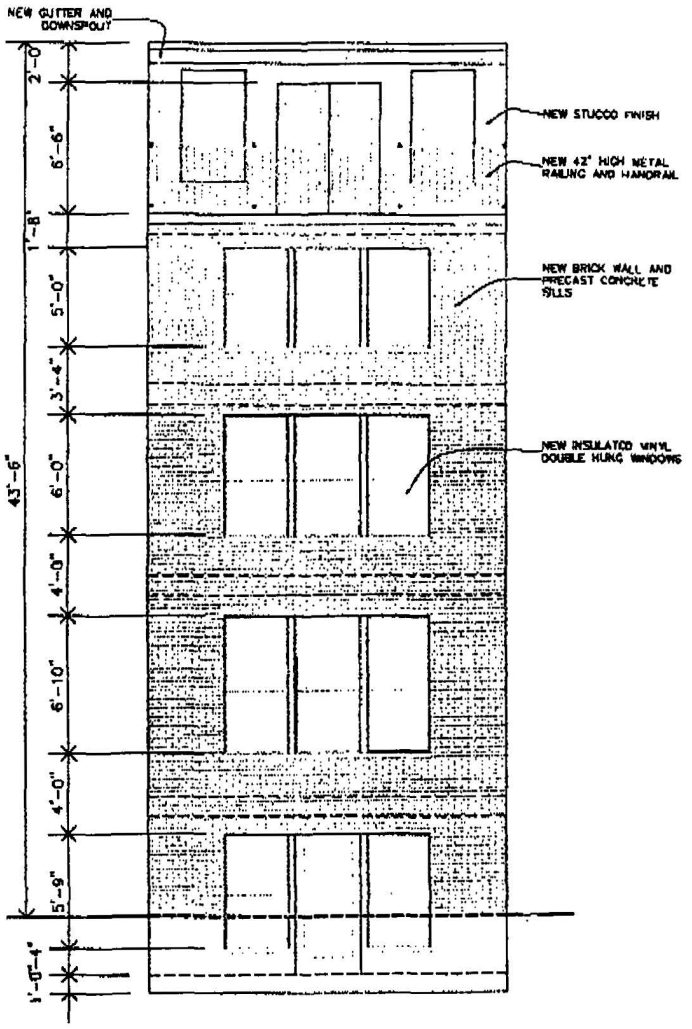
ZAHN design architects
1327 14th STREET, NW
WASHINGTON DC 20005
202. 319 7979
202. 319 7978 FAX
www.zahndesign.net

ISSUE: 02/27/02

REVISED:

SHAP/ALL PROJECTS/

SHEET:



3 REAR ELEVATION
1/4" = 1'-0"

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RENOVATION OF
3221 11TH STREET, NW

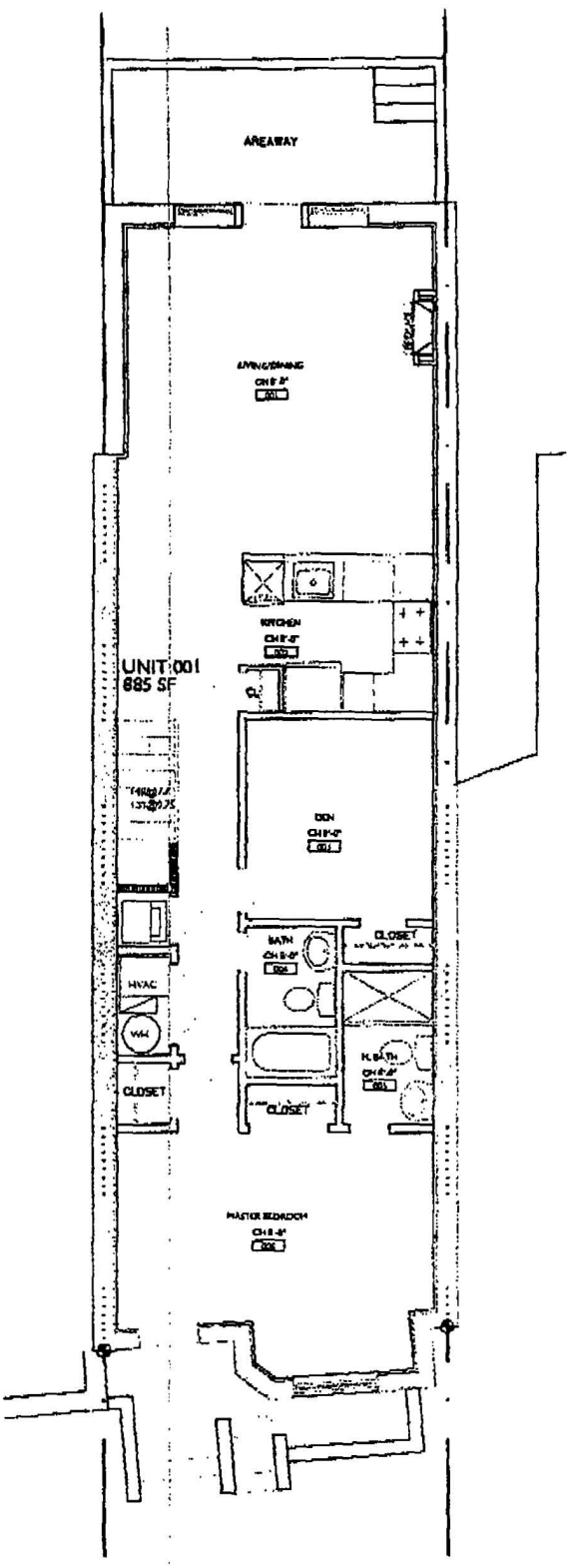
ZAHN design architects
1327 14th STREET, NW
WASHINGTON DC 20005
202. 319 7973
202. 319 7976 FAX
www.zahndesign.net

ISSUED: 02/27/02

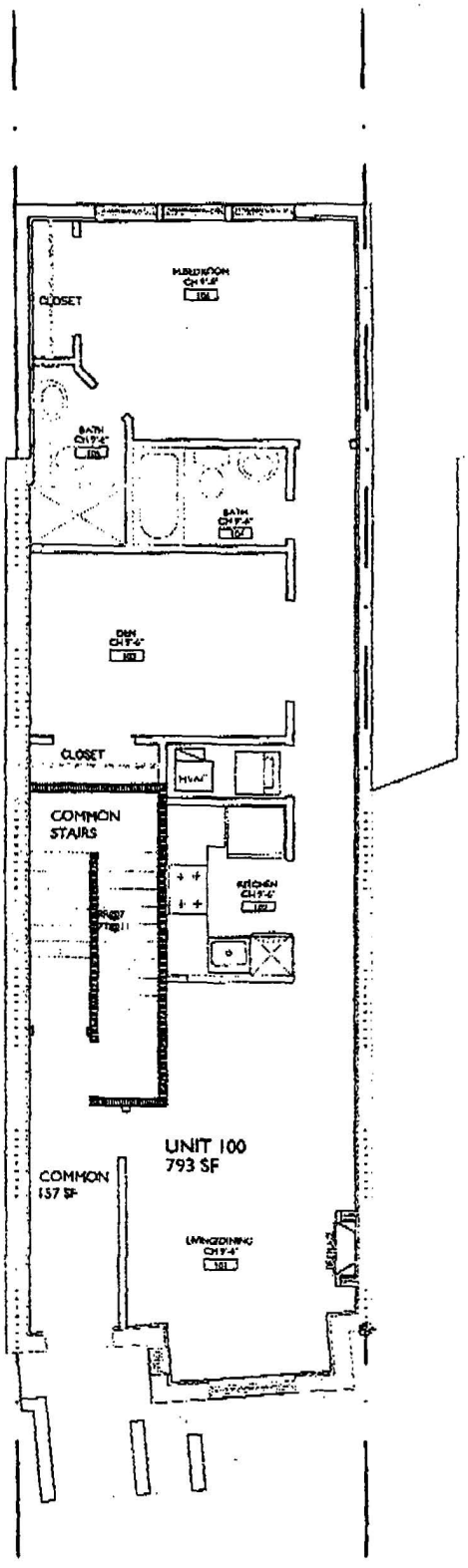
REVISED:

SNAP/ALL PROJECTS/

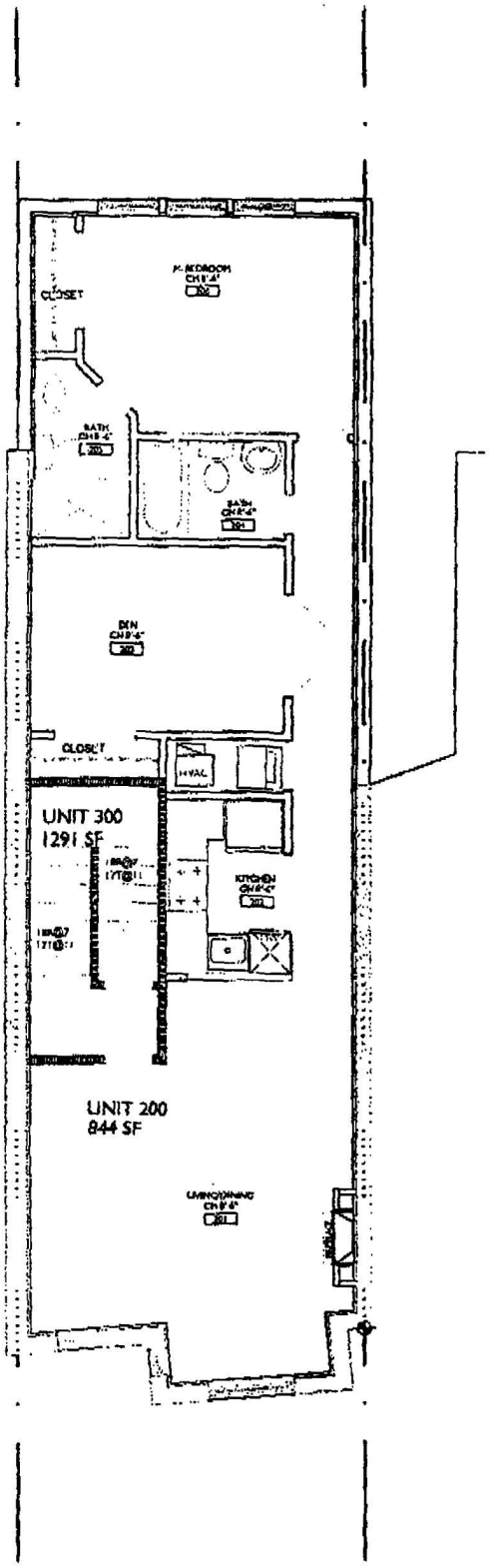
SHEET:



1 BASEMENT
1/4"=1'-0"



2 FIRST FLOOR
1/4"=1'-0"



3 SECOND FLOOR
1/4"=1'-0"

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RENOVATION OF
3221 11TH STREET, NW

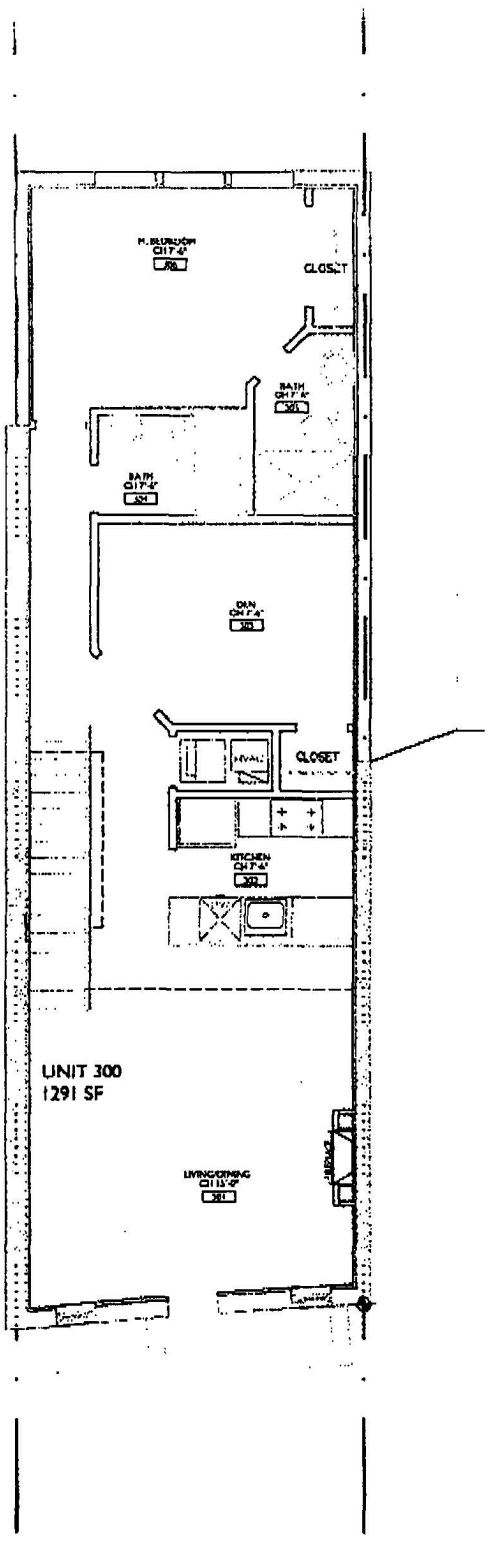
ZAHN design architects
1327 14th STREET, NW
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ISSUE: 02/27/02

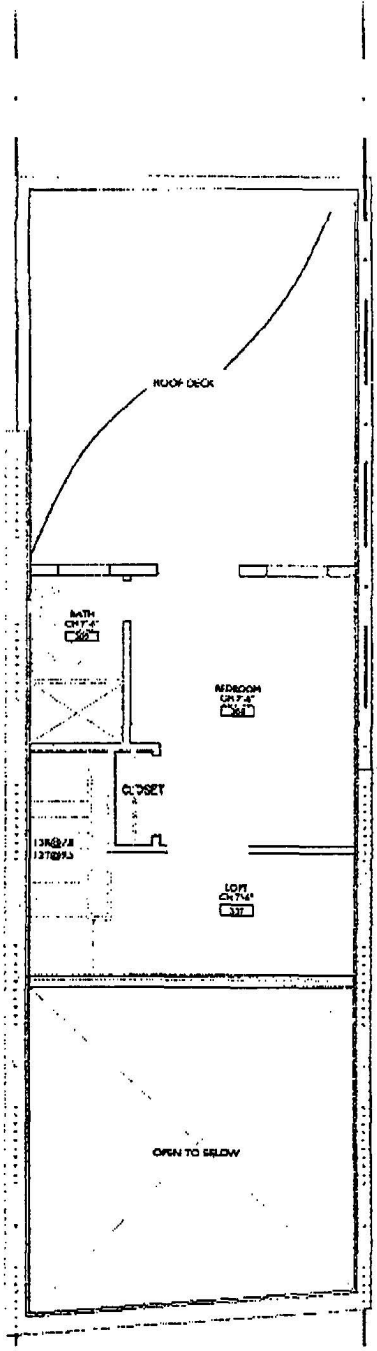
REVISED:

SNAP/ALL PROJECTS/

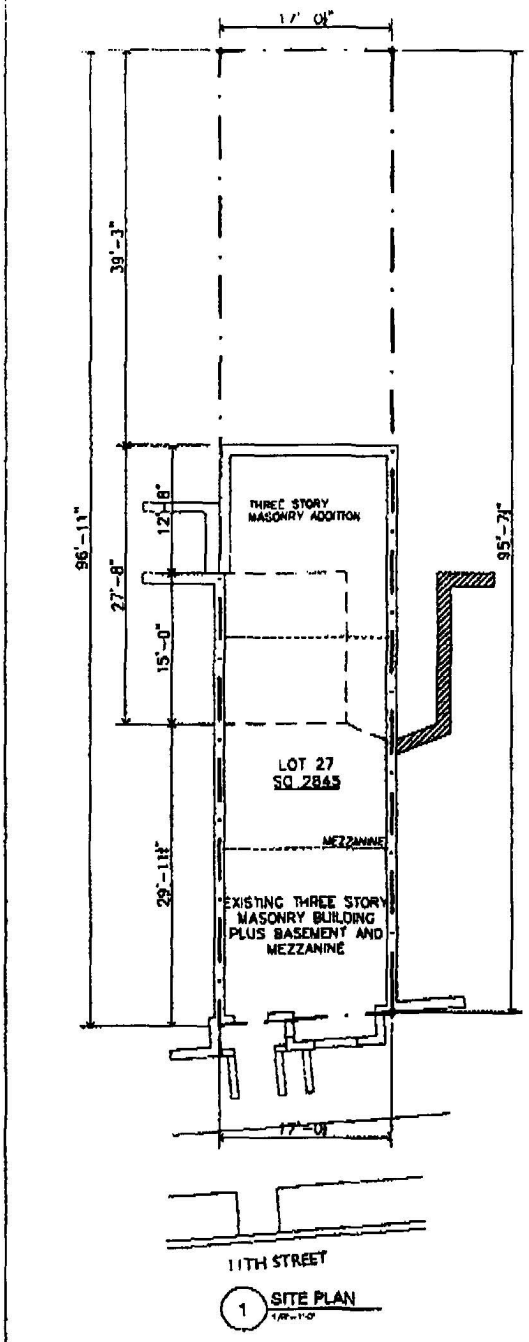
SHEET:



1 THIRD FLOOR
1/4"=1'-0"



2 MEZZANINE
1/4"=1'-0"



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RENOVATION OF
3221 11TH STREET, NW

ZAHN
1727 14th STREET, NW
WASHINGTON DC 20005
202. 319 7075
202. 319 7076 FAX
www.zahndesign.net

ISSUE: 02/27/02

REVISED:

SHAP/ALL PROJECTS/

SHEET:

LIST OF DRAWINGS

ARCHITECTURAL

CO - COVER
SE - SOIL AND EROSION PLAN AND DETAILS
A 1 - BASEMENT FLOOR
A 2 - FIRST FLOOR
A 3 - SECOND, THIRD AND FOURTH FLOORS
A 4 - FIFTH FLOOR
A 5 - MEZZANINE LEVEL
A 6 - SECTION
A 7 - FRONT FACADE
A 8 - REAR FACADE

STRUCTURAL

S-1 - ROOF FRAMING PLAN

ELECTRICAL

E-1 - BASEMENT, FIRST, SECOND, THIRD FLOOR ELECTRICAL PLANS AND SYMBOLS.

MECHANICAL, PLUMBING

M-1 - BASEMENT, FIRST, SECOND, THIRD FLOOR MECHANICAL PLANS SCHEDULE/SYMBOLS.

P-1 - BASEMENT,FIRST, SECOND, THIRD, FLOOR PLUMBING PLANS

EMP - GAS, PLUMBING, ELECTRICAL WATER RISER DIAGRAMS, NOTES AND SYMBOLS

JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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Chair,
Human Rights, Latino Affairs &
Property Management Subcommittee

2nd Vice Chair,
Board of Directors, WMATA/Metro

April 5, 2002

Mr. Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, NW
Washington, DC 20001

Re: BZA Application for 3221 11th Street, NW

Dear Mr. Griffis:

I am writing to strongly support Adrian Washington and his company, The Neighborhood Development Company, in their application for a variance for 3221 11th Street, NW. I have known Mr. Washington for some time and kept close tabs on his work in the neighborhood. I can attest that his company has been a positive force in the revitalization of Columbia Heights and other communities in Ward 1 through renovating vacant and abandoned housing, creating affordable housing opportunities, and providing employment and training to residents of the Ward.

I feel that the conversion of the property into a four-unit building makes good sense and will benefit the community. The property, which has been vacant for over twenty years, has long been a nuisance to the community. The surrounding neighbors are anxious to have this eyesore renovated by Mr. Washington--as I write this letter they are organizing a petition drive to support the BZA application.

Small apartment buildings such as these are a mainstay in the neighborhood, and the proposed renovation will fit in well with other residential and commercial properties on the block. Furthermore, I believe that the project will help low and moderate-income families avoid displacement and remain in the neighborhood.

Please call me if you have further questions.

Sincerely,

Jim Graham

JG/db

Advisory Neighborhood Commission 1 A

3511 14th Street, N.W., 2nd Floor, Washington, D.C. 20010

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, NW
Washington, D.C. 20001

Re **BZA Application No. 16891**

Board Members:

The zone adjustment that this letter addresses is the application above for address 3221 Eleventh Street, NW, 20010. The application is requesting a zoning variance of a row dwelling to a four (4) unit apartment house in the R-4 District.

As this property resides in my single member district, ANC1A06, I am writing this letter in support of the plan that 3221 Eleventh Street LLC has for this parcel. The building is presently eroding. This improvement would not only bring the property back to life but would assist in the need for existing houses to be upgraded and leased rather than sold in the Columbia Heights area.

I would suggest that the developers take the following issues into consideration during their development: affordable rents, complementary neighborhood design, security lighting and attractive landscaping.

Thank your for your time in this matter.

Sincerely,

Eric Heard
ANC1A
SMD 06
202.332.4526

Jannette Lovely McCain
3219 Eleventh Street, NW; Washington, DC 20010

June 21, 2002

Mr. Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, NW
Washington, DC 20001

Dear Mr. Griffis,

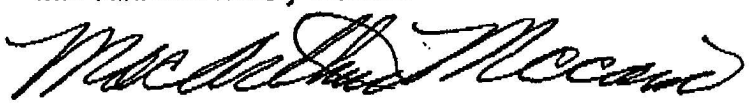
Re: 3221 11th Street, NW Application For Variance

I live next door to house 3221 on 11thst NW, and would really like to see that home restored. Hence, I am writing this letter to strongly support Adrian Washington and The Neighborhood Development Company, in their variance application for property 3221. This is of particular interest to me as I am in the process of renovating my home. Not only will the renovation increase the value of properties in the community, but it will also help revitalize and beautify the neighborhood.

The restoration of 3221 will as a result be of great benefit to me and to my neighbors. I am in particular thrilled that this effort is led by Adrian Washington – a developer committed to the improvement of the Columbia Heights Neighborhood. I and my neighbors believe in his dedication to the improvement of our community and they have gone ahead to sign petitions to support his variance project. I have decided to show my support for this project by Adrian Washington by writing this letter. Please contact me if you have any questions.

Sincerely,

Ms. Jannette Lovely McCain



6/22/02

Petition Concerning 3221 11th Street

We the undersigned neighbors of 3221 11th Street, N.W. give our wholehearted support and encouragement to The Neighborhood Development Company / NDCBuilders in their variance application to renovate and convert the property into a four unit condo building.

Signature	Print Name	Address
	ROBERT VELASCO	3213 11TH ST NW
	Juliane Barn	3205 11th ST NW
	Reba A. Lee	3209 11th St. NW
	Sandra Keys	3215-11th ST. NW
	Sarah Thompson	3211 11th St. NW
	Christopher Lafargue	1038 Lamont NW, 2A
	Karen Erickson	3201 11th St NW. Unit B
	DENA DUERBECK	1119 LAMONT ST NW
	CHARLES Greene	1119 Lamont St NW
	BRYAN GREENE	1329 Park Road, NW
	Laura McKechnie	3201 11th St Unit B
	Nicola Mousset-Jones	3201 11th St.
	Markus Krisetya	3201 11th St
	JOSEPH COZAD	3211 11th St. (basement unit)
	Victor Thompson	1013 LAMONT St
	Robert Schubert	1014 Lamont St. NW
	Don Douglas	1038 Lamont St N.W

Signature	Print Name	Address
R.K Vermillion	Regina Vermillion	1038 Lamont St., NW
Joshua Archibald	Joshua Archibald	1038 Lamont St, NW #T1
Heidi J Gerbracht	Heidi Gerbracht	1038 Lamont St NW #3B
Ayana S Horne	Ayana S. Horne	1038 Lamont St, NW #1A