# ADVISORY NEIGHBORHOOD COMMISSION 8C

3125 MARTIN LUTHER KING AVENUE, S. E.
WASHINGTON, D. C. 20032
(202) 562-1188 • FAX (202) 562-6038

July 19, 2002

Re: BZA Case No. 16904 &16905

BZA
Case No. 16904 + 16905
Exhibit No. 27

Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Mrs. Kress:

This is in support of the application for zoning relief by Capitol Apartment Property Associates, LP and AHD, Inc. for the two properties, Lots 25-29, Square 6092 (3701 - 3705, 3715-3723 4th Street. SE. 200-208 Wilmington Place SE, and 3708-3722 2nd Street, SE) (Parcel "A") and Lot 41 Square 6118 (3817-2819 2nd Street, SE and 172-174 Mississippi Avenue SE.)(Parcel "B")

On April 30, 2002, the Jair Lynch Companies and AHD , Inc. attended a community meeting called by Single Member District 8C-07 to specifically present their proposed plans for redevelopment of the two sites known as Bowling Green Apartments. Their presentations included the need for zoning relief for Parcel "B" to allow for the units that do not strictly meet the requirement that "all front entrances of the buildings abut street, front yard, or front court." In addition to the oral presentations, handouts and large exhibit boards were used to illustrate the design of individual units, and the layout of the total project including all views, and parking area for Parcels A and B.

The meeting was attended by residents from all of the streets surrounding the subject properties and others who had an interest in the development of these sites. The attached notice was distributed to homes and apartments in SMD 8C-07 as well as those in other SMD's that were in close proximity to these properties. While this meeting cannot replace a public meeting of the full Commission (ANC-8C), the Commission recessed for the summer after the June 5, 2002 meeting and has not called a special meeting to address these specific properties by the required date (July 17). Thus, as Commissioner for 8C-07, I'm writing on behalf of my Single Member District to express support for these projects. I regret I will not be available to provide oral testimony at the hearing due to my attendance at the Conference of the North American Council for Adoptable Children in Chicago, July 30-August 4, 2002.

At the April Meeting of SMD 8C-07, while no vote was taken, the residents asked many questions and appeared satisfied with the answers provided by all of the presenters included the need for zoning relief. The day following the meet I randomly called a number of the residents in attendance to obtain

Board of Zoning Adjustment
District of Columbia
CASE NO.16904
EXHIBIT NO.27

additional feedback on this project. All expressed support and their hope that the current "eye sore" in their neighborhood would be replaced as soon as possible with the proposed projects. Features that were especially pleasing were

1. the design that provides the town-house appearance rather than the usual garden-type apartments.
2. private entrance for each unit rather than one entrance to all units in a building.
3. the design that provides activity around each building rather than just on the front side.
4. the community building and the expressed support for the recreation area in the nearby park.

While the entrances for 12 units in Parcel "B" do not strictly meet requirements (Sec.410.3) no resident expressed that they felt (nor do I feel) this would adversely affect the character of the neighborhood or future development. Rather these planned projects will greatly enhance the appearance and safety of the neighborhood for current homeowners, apartment dwellers, the users of the recently-opened Senior Wellness Center at the top of the hill from these sites, and especially for the students who attend the evening (Ballou STAY) and day school at Ballou Senior High School located in front of these properties.

Recognizing that the topography and shape of both Parcels "A" and "B" present a challenge to including a parking lot and the number of apartments to make this project feasible, our community needs decent, affordable rental units for those who are not ready or able to purchase the new homes being built in our area. Thus, I respectfully request that the Board of Zoning Adjustment grant the requested relief for these projects.

Sincerely,



Virginia Major
Commissioner 8C-07



# Single Member District
# ANC 8C-07
# Meeting

Tuesday, April 30, 2002
6:30 p.m.

At Oxon Run Manor
Wayne Place SE
(Enter gate from Wayne Place SE)

Come hear plans for the Bowling Green Apartment Complex located in the 3700 Block of 2nd Street (behind Ballou High School) presented by
The Jair Lynch Companies
and AHD, Inc.

**For additional information, call**
**Commissioner Virginia Major 561-2837**

# FAX TRANSMISSION

Advisory Neighborhood Commission 8C-07
3125 Martin L. King Avenue, SE
Washington, DC 20032
(202) 562-1188 Fax (202) 562-6038

| | | | |
|---|---|---|---|
| **To:** | Mrs J. R Kress, Director | **Date:** | July 23, 2002 |
| **Fax #:** | 202-727-6072 | **Pages:** | 4 , including this cover sheet. |
| **From:** | Virginia Major, commissioner | **561-2837** | |
| **Subject:** | Zoning Application No. 16904-16905 | | |

COMMENTS:

Should you need to contact me, I can be reached during the day at 561-2837. Thank you. VLM

RECEIVED
D.C. OFFICE OF ZONING
2002 JUL 23 AM 8:01