COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004
www.dccouncil.washington.dc.us
Office: (202) 724-8052
Fax: (202) 724-8120

ADRIAN M. FENTY
Councilmember - Ward 4
Democrat

Committee Member
Economic Development
Education, Libraries and Recreation
Public Services
Subcommittee on Human Rights
Property Management, and Latino Affairs

December 10, 2002

Chairman Geoffrey Griffis
Board of Zoning Adjustment
441 4th St., NW
Suite 210
Washington, DC 20001-2714

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Dear Chairman Griffis:

Please find, attached, my statement of support for today's continuance hearing involving Case Number 16919 re the Application of Mike Meier as continued from October 1, 2002.

Should you have any questions or need any further information, please give me a call on (202) 724-8828 or e-mail me at afenty@dccouncil.washington.dc.us.

Sincerely,

Adrian M. Fenty
Councilmember, Ward 4

AMF/dnp
I:\outgoing correspondence\12-10-02 Chairman Griffis.doc

BZA
Case No. 16919
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16919
EXHIBIT NO.41

STATEMENT OF ADRIAN FENTY, COUNCILMEMBER, WARD 4,
IN SUPPORT OF 5 UNIT CONDOMINIUM DEVELOPMENT PROJECT AT 4517 GEORGIA AVENUE

I AM PLEASED TO ISSUE THIS STATEMENT IN SUPPORT OF THE ABOVE-REFERENCED PROJECT. LAST NIGHT, IN RESPONSE TO AN INITIAL RECOMMENDATION OF THE OFFICE OF PLANNING (OP) TO RECOMMEND DENIAL OF THE USE VARIANCE, I PERSONALLY MET WITH THE OWNER/DEVELOPER, MIKE MEIER; OP REPRESENTATIVE STEVE MORTFIN; ANC COMMISSIONER-ELECT, KAREN ARCHER; AND PRESIDENT OF THE HANDS TOGETHER CIVIC ASSOCIATION, PAT POYNER.

DURING THE MEETING THE FOLLOWING WAS REVEALED:

1. OP'S RECOMMENDATION DID NOT TAKE INTO ACCOUNT STATEMENTS BY THE OWNER/DEVELOPER THAT, WITHOUT THE USE VARIANCE, THE PROPERTY WILL NOT BE DEVELOPED A) BECAUSE IT IS FINANCIALLY UNFEASIBLE TO BUILD AS A MATTER-OF-RIGHT AND B) BECAUSE THE ZONING LAWS HAVE RECENTLY BEEN INTERPRETED TO REQUIRE SET BACKS WHEN BUILDING 2-LEVEL FLATS (THIS IS WHAT WAS ANTICIPATED BY OP)
2. THE ANC AND THE COMMUNITY ARE IN FULL SUPPORT OF THIS PROJECT FOR THE FOLLOWING REASONS (FOR THE RECORD, ANC 4C VOTED IN SUPPORT OF THIS USE VARIANCE): A) THE LOT HAS BEEN VACANT FOR SOME TIME AND CURRENTLY SERVES AS A PLACE FOR VAGRANTS AND DRUG-DEALERS TO CONGREGATE; B) THE COMMUNITY SUPPORTS THE CONDOMINIUM COMPONENT OF THE PROJECT AND BELIEVES THAT THIS WILL BRING STABILITY TO THIS UNSTABLE AREA OF PETWORTH; AND C) THE OWNER/DEVELOPER HAS MODIFIED THE ARCHITECTURAL RENDERINGS TO COMPLEMENT THE GOOD PARTS ABOUT NEIGHBORING BUILDINGS AND TO DEVIATE FROM THE BAD PARTS OF NEIGHBORING BUILDINGS. THE COMMUNITY BELIEVES THAT THE BUILDING WILL NOT ONLY IMPROVE THE LAND ON WHICH IT IS BUILT BUT HELP TO REVITALIZE THIS STRETCH OF GEORGIA AVENUE WHICH HAS NOT HAD MARKET-RATE HOUSING BUILT IN RECENT MEMORY.

IT IS MY OPINION THAT, BASED ON THE ABOVE SUMMARY OF THE SUPPORT THIS PROJECT HAS FROM THE NEIGHBORING COMMUNITY ASSOCIATION AND THE AFFECTED ANC, COUPLED WITH THE FACT THAT DEVELOPMENT IS SORELY NEEDED ALONG THIS STRETCH OF GEORGIA AVENUE AND THAT THIS PROJECT WILL LIKELY NOT OCCUR WITHOUT THIS USE VARIANCE, THAT THE USE VARIANCE FOR THIS PROJECT BE IMMEDIATELY APPROVED SO THAT DEVELOPMENT AT 4517 GEORGIA AVENUE FOR 5 CONDOMINIUMS CAN IMMEDIATELY OCCUR.