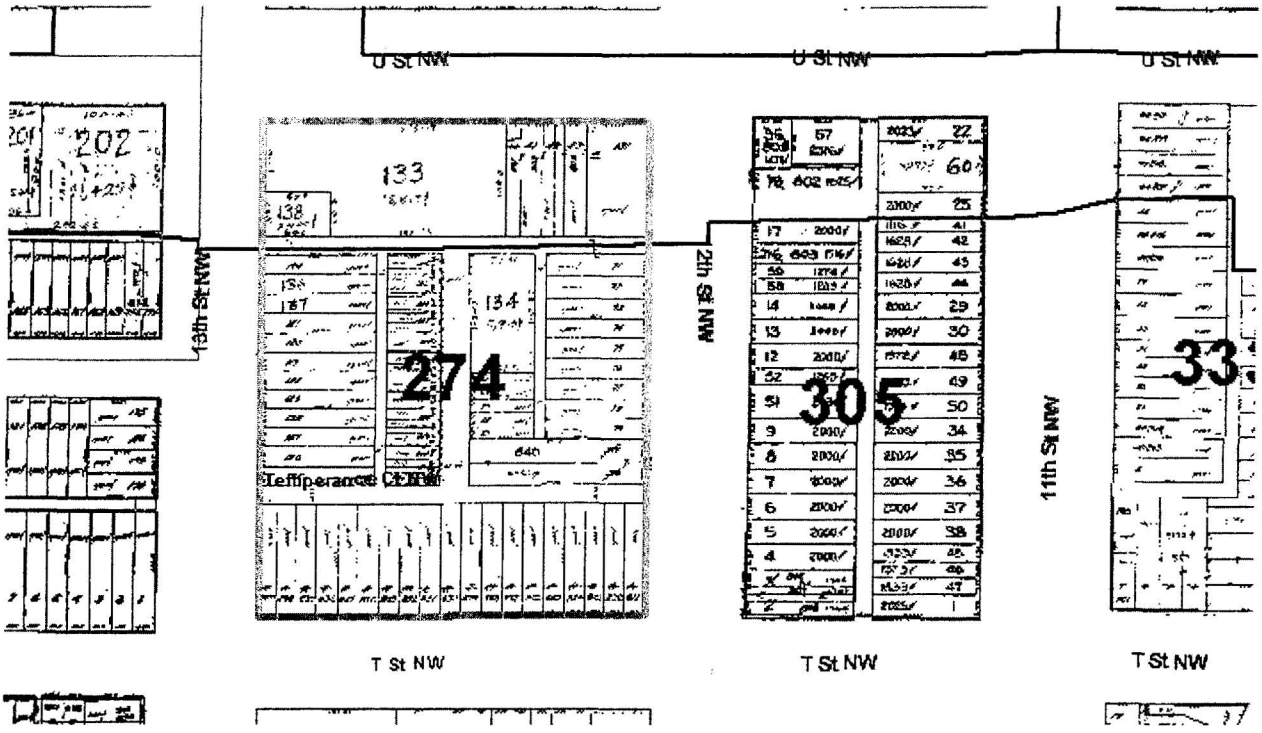


SPECIAL PUBLIC MEETING

Application No. 16927 The Public Welfare Foundation and Manna Inc.

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the lot area and lot width requirements under section 401, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 405, a variance from the off-street parking requirements under subsection 2101.1, and a variance from the building on alley lots provisions under subsection 2507.2, and pursuant to 11 DCMR § 3104.1, a special exception to allow required off-street parking spaces to be located on a lot other than where the principal structure is located under section 2116, to allow the construction of 12 single family dwellings in the at premises rear 1300 block of Temperance Court, N.W.

HEARING DATE: **October 22, 2002**

DECISION DATE: **December 10, 2002**

ZONING: R-4 District

BZA
Case No. 16927
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16927
EXHIBIT NO.39

SQUARE & LOT:	Square 274, Lots 57-61, and 804 thru 820 (1 thru 12 per sub).
OFFICE OF PLANNING:	OP recommends **CONDITIONAL APPROVAL** of the application, Exhibit No. 28. At the Public Hearing, the Board requested that OP file a Supplemental Report, Exhibit No. 36.
d.:	**d. supports the request to reduce the number of parking spaces to ten. *DDOT does not support the site plan as proposed with access to parking units # 10, 11 and 12 off the 10-foot wide alley, rather it should be from the 25-foot wide alley.***
ANC 1B:	**The ANC recommends APPROVAL. Exhibit No. 30**
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	**The Affidavit of Posting was timely filed and the property properly posted. Exhibit No. 29**

NOTES:

Referral from the Zoning Administrator's Office, Exhibit No. 5.

The Public Welfare Foundation is the owner of the property. The organization is authorizing Manna, Inc. to pursue the BZA application. Manna has an option to develop the site with housing. Exhibit No. 7. The Applicant indicates that the site would be developed with low and moderate-income houses units.

At the October public hearing, the Applicant proposed to develop 12 rowhouses on alley lots or Temperance Alley. The subject square is bounded by U Street on the north, T Street on the south, 13th Street on the west, and 12th Street on the east. Currently there are 22 non-conforming lots in the H-shaped alley. The proposal would convert the 22 lots into 12 lots, from 18 feet to 20 feet wide. Nine of the lots would be located on the west side of Temperance Alley (25') and three lots would be located on the east side of Temperance Alley.

The Board completed hearing the facts of the case at the public hearing and requested the following information:

1. The Applicant should coordinate with the DC Department of Transportation (d.) to ensure that the alleyway system that surrounds the site can accommodate the traffic that is anticipated for the square. The Board requested that d. respond in

writing to this concern. ***(The d. report was filed; it was not received in a timely manner.)***

2. The Office of Planning should coordinate with the DC Department of Fire and Emergency Medial Services to ensure that the project is capable of meeting all access requirements. The Board requested a written response. ***(OP filed a supplemental report;, it was not received in a timely manner.)***

3. The Applicant should identify the entity responsible for paying for the fire hydrant(s) to be installed. ***(See Applicant's response, Exhibit No. 35. It was timely filed.)***

4. The Applicant should identify the date(s) and other pertinent information about the public meeting(s) that MANNA held with residents of the community. ***(See Applicant's response, Exhibit No. 35. It was timely filed.)***

5. The Applicant should provide clarification concerning whether additional zoning relief is required for parking under § 2117.9(c), as well as the advertised relief § 2116. ***(See Applicant's response, Exhibit No. 35. It was timely filed.)***[1]

Time Line

November 19, 2002	Submissions
November 26, 2002	Responses and Findings of Fact
December 10, 2002	**Decision at a Special Public Meeting**

Board Members Participating: Geoffrey H. Griffis, Anne Mohnkern Renshaw, David A. Zaidain, and Curtis L. Etherly, Jr. and Anthony J. Hood

Nate Gross and Cynthia Giordano with the law firm of Arnold and Porter are representing the Applicant.

[1] **Exhibit No. 38 is the Applicant's response to the report of the Department of Transportation and the supplemental report of the Office of Planning. This document was filed late and should be waived into the record.**