ADVISORY NEIGHBORHOOD COMMISSION 1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

1B01 Lawrence T. Guyot, Jr.
1B02 Philip C. Spalding
1B03 Catherine Hammonds
1B04 Deborah R. Thomas
1B05 Jarvis Houston
1B06 Theodore "Ted" Butler
1B07 Sertira "Cookie" A. Wilson
1B08 Charles E. Glover
1B09 Sinclair "Nupe" Skinner
1B10 Kelvin P. Esters
1B11 Arabella F. Littlepage

8 February 2003

Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB 19 AM 8:42

RE: The Most Worshipful Prince Hall Grand Lodge
BZA Application No. 16938

Dear Mr. Griffis:

At the regularly scheduled meeting of ANC1B (notice of which was properly given) on February 6, 2003, at which a quorum of nine of eleven members were present, ANC1B voted to oppose (seven members favoring the opposition, none opposed, and two members abstaining) the application of The Most Worshipful Prince Hall Grand Lodge for special exception to establish an accessory parking lot under section 214, and pursuant to 11 DCMR 3103.2, a variance from the requirement that the parking spaces be located within 200 feet of the use to which they are accessory under section 214.3, and a variance from the requirement that accessory parking spaces be contiguous to or be separated only by an alley from the use to which they are accessory under subsection 214.4, in the R-4 District at premises 1902 & 1906 Vermont Ave., NW (Square 333, Lots 824, 825, 827).

It has been indicated by applicant that Square 333, Lots 824 & 825 have been removed from consideration in their application, however, since these Lots remain in the Board of Zoning Adjustment's notice calendar, ANC1B has chosen to continue listing them in our response.

Since this case is ongoing (see BZA No. 16901, 23 July 2002) and ANC1B will be referencing past correspondence with the Board, and since our membership and officers have changed following the DC general election of November 5, 2002, ANC1B offers the following clarifications for the Board. Square 333 remains in Advisory Neighborhood Commission single member district ANC1B02, which had been represented by Glenn J. Melcher is now represented by Philip C. Spalding. Commissioner Melcher was Chairman of ANC1B, and correspondence with the Board in 2002 was submitted by Chairman Melcher. At ANC1B's January 2, 2003 regularly scheduled meeting Deborah R. Thomas was elected Chairperson of ANC1B, and ongoing submissions to the Board will bear her signature. Of specific pertinence to this case is ANC1B's adopted resolution (January 2, 2003) in accordance with 11 DCMR 3115.1(h) that Commissioner Lawrence T. Guyot Jr. testify on BZA 16938 before the Board of Zoning Adjustment.

At ANC1B's February 6, 2003 meeting Commissioner Guyot asked applicant if the conditions of ANC1B's June 6, 2002 conditional support (BZA Case No. 16901, Exhibit No. 34) had been met, and the applicant replied that either the conditions did not exist or were irrelevant to the amended application. Community member Tania Shand (Vice Chairperson Westminster Neighborhood Association and party to BZA No. 16938) addressed the neighbors opposition to the application, and the applicant responded that the

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Board of Zoning Adjustment
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EXHIBIT NO.48

Westminster Neighborhood Assoc n deserved no standing in regard to the . . ication since they are not abutters. Commissioner Spalding asked the applicant for clarification in regards to the amended application, and applicant responded that Lots 824 & 825 had been removed and that their request was solely for exception/variance to continue use of Lot 827 as a surface parking lot. Applicant offered no evidence of meeting with community groups or research into alternative parking arrangements.

In opposition to BZA #16938 ANC1B states that in regard to 11 DCMR 3104.1, that the proposed special exception will not be in harmony with the general intent and purpose of the Zoning Regulations and Maps. That the exception/variances allowed in the 1970's no longer suit the character of the district and does not encourage the stability of the neighborhood and its land values. ANC1B also points to the fact that the district affected by this case changed with the adoption of the Greater U Street Historic District, and that suitable use of R-4 land in an historic district amplifies section 3104.1's caution regarding adverse affects on the use of neighboring properties. ANC1B states that sections 214.3 & 214.4 are intended to preclude the use of noncontiguous parcels for accessory parking, and that granting variances to these sections in R-4 zoned lots for a noncontiguous building in C-2-A is inappropriate.

In illustration of 11 DCMR 3014.1 section 101.2, ANC1B offers the Robertson Development currently underway less than two blocks from 0333/0827. Four R-4 lots in the 1900 block of 12th Street NW comprising 6400 square feet were purchased on August 28, 2001 for $552,000. In a design praised by the District's Historic Preservation Review Board for its compatibility with the historic neighborhood, Robertson is erecting four duplex Victorian style homes and will be marketing them at $600,000 per unit. The applicant's R-4 land (0333/824,825,827) currently in use as a parking lot comprises 13,411 square feet with a current appraisal of $336,000. While direct comparisons are difficult, it is helpful in illustrating the concerns of community and neighbors in appropriate use and value. While the Commissioners of ANC1B do not insist that applicant pursue this particular type of development, we do find that its use as a surface parking lot is inappropriate and is devoid of community support.

ANC1B wishes to petition the Board to reexamine the arguments set forth in our recommendations elucidated in BZA Case No. 16901 Exhibit 34, BZA Case No. 16938 Exhibit 19, and also directs the Board to examine the opposition presented in "Westminster Neighborhood Association Opposition To The Most Worshipful Prince Hall Grand Lodge Request for Variances and Special Exception for Parking" submitted to the Board on February 4, 2003. ANC1B also asks the Board to review the opposition of the District Department of Transportation as elucidated in BZA Case No. 16938 Exhibit 26. ANC1B asks that the Board pay particular attention to noncontiguous use of R-4 land in a designated historic district, and that you listen to the continuing opposition of the community in the exhibits presented.

Because the position of the ANC is entitled to great weight, we ask that you deny the application for a special exception/variance for an accessory parking lot in Application No. 16938.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary