# ADVI RY NEIGHBORHOOD COMI...SSION 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 Vacant



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10 April 2003

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

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

Dear Chairperson Griffis:

ANC1B has been an active party through the duration of this case, and continues its opposition to granting the special exception and variances requested. In opposition to BZA Case No. 16938 ANC1B finds in regard to 11 DCMR 2104.1, 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 1974 BZA decision no longer suit the character of the district and do not encourage the stability of the neighborhood and its land values. ANC1B emphasizes 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 finds that section 214.3 & 214.4 are intended to preclude the use of noncontiguous parcels for accessory parking, and that granting variances to these sections for R-4 zoned lots for a noncontiguous building in C-2-A is inappropriate.

**Findings of Fact**

1. Applicant has used the land (Square 333, Lot 827) as an accessory parking lot since the BZA decision in 1974.

2. Applicant having failed to follow the duration restrictions given as BZA Conditions to the 1974 decision, is now applying for a new exception/variances to allow continued use.

3. Variances from subsection 214.3 & 214.4 are required since it has been agreed by all parties that the lot is more than two-hundred feet from the area to which they are accessory and are not separated only by an alley from the use to which they are accessory.

4. The character of the district has changed in the thirty years since the 1974 decision: most noticeably in the designation as an historic district and the construction of the neighborhood's only National Park (African American Civil War Memorial).


BZA
Case No. 16938
Exhibit No. 74

Board of Zoning Adjustment
District of Columbia
CASE NO.16938
EXHIBIT NO.74

5. Evidence of current conditions and testimony of past conditions indicate that the past thirty years show design, maintenance and supervision to be well short of the standards indicated by subsection 214.5 and chapter 23. Testimony by the Westminster Neighborhood Association has shown that these conditions have led to 'objectionable conditions' as outlined in subsection 214.7.

6. Applicant has cited the 'economically impracticable' language of subsection 214.6 in support of a special exception. ANC1B asks the Board to equally consider the economic damage to the neighborhood and District of noncontiguous accessory parking use of historic residential land use. The precedent of granting special exceptions to commercial entities allowing them to purchase and extend use into residential zones for incompatible uses like parking will degrade the value of the residential neighborhood.

**Proposed Conditions**

1. If the Board orders that Case No. 16938 be granted, ANC1B requests that the Board specifically limit the duration of the exception to two years with automatic scheduling of review by the Board.

2. That the Board specifically charge the applicant with exploring alternatives to continued siting of a surface accessory lot in Square 333, and that failure to substantiate alternative development proposals (attendant to review schedule above) be cause for the Board to suspend the special exception and deny ongoing use of the parking lot.

3. That all provisions of sections 2303.1 & 2303.2 be fully complied with, that the Board specifically include remediation of 'objectionable conditions' enumerated by the Westminster Neighborhood Association, and that failure to comply with these provisions will be cause for the Board to suspend the special exception and deny ongoing use of the parking lot.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary
Box 73710, Washington, DC 20056

CC: Westminster Neighborhood Association