GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

PRIORITY

MEMORANDUM

TO: Ellen McCarthy, Deputy Director (By Fax)
Development Review & Coordination
DC Office of Planning

FROM: Jerrily R. Kress, FAIA, Director

SUBJECT: BZA Application 16967 - Government of the District of Columbia and Application 17006 - William and Lena Ellis.

DATE: Wednesday, April 16, 2003

On April 15, 2003, the Board of Zoning Adjustment (BZA) considered the above-mentioned applications at its public hearing. The Board did not receive sufficient information at the hearing to make a determination about the cases. Therefore, the Board requested that the Office of Planning (OP) provide supplemental information so that a complete record of these cases can be developed.

Application No. 16967 – Government of the District of Columbia

The DC Government Office of Property Management, Fleet Management Administration is requesting approval for the construction of an $18 million two-story building to be used for parking Packers (trash trucks) with administrative office space on the second floor and rooftop automobile parking for 171 spaces. The facility is to be located at West Virginia Avenue and 15th Street, N.E.

At the public hearing, the Board ascertained that parking would be provided for the employees of the proposed facility. The project's architect, Mr. Austin L. Spriggs, also indicated that parking on the site would be provided for other District government employees who would not necessarily be working at the site. The Board requested that the Office of Planning research this matter further and provide the necessary facts for the record. Mr. Sprigss may be reached by telephone at (202) 659-8666.

BZA
Case No. 16967
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16967
EXHIBIT NO.33

The Board was informed that a Construction Management Plan was not developed for this site. Because of the magnitude of the proposed development, the Board is concerned that construction activities take place in an orderly manner. Therefore, is it necessary for a Construction Management Plan to be developed? Finally, it was not clear to the Board that the Office of Planning attended any community meetings, participated in any discussions with the residents of the neighborhood, or made any recent outreach efforts to contact Advisory Neighborhood Commission 5A. The Board requested that OP address these matters.

The Board is requesting that OP present an oral report. The case is scheduled on the Board's docket for **APRIL 22, 2003, first case in the afternoon.** The Board notes that the OP previously filed a report dated January 17, 2003; however, the concerns that are currently identified were not addressed in your original correspondence.

Application No. 17006 – William and Lena Ellis

The Office of Planning did not file a report on the BZA application for the Ellis'. The Applicants are requesting approval of an addition that was built at the rear of their commercially zoned property (C-2-A) in Ward One at 1832 11th Street, N.W.

The public hearing revealed that there are several concerns associated with this site. For example, the Board received inconsistent information concerning whether the site has been reviewed by the Historic Preservation Review Board, whether the plat accurately shows the configuration of the building on the property, and whether the measurements that are identified on the Zoning Administrator's Computations Sheet are accurate.

The timeline developed by the Board for this case is:

JUNE 3, 2003 - Continuation of the Public Hearing (third case in the afternoon).

May 20, 2003 - The Applicants may file additional materials with the Board.

May 27, 2003 – The Office of Planning is to file a report and Advisory Neighborhood Commission 1B may file a supplemental report.

The Office of Zoning will provide all documents associated with BZA Application 17006 under separate cover.

Please contact Beverley A. Bailey at (202) 727-0364, if additional information or clarification is needed.

Cc:

To File
Jennifer Steingasser (By Fax)