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RESPONSE TO SUBSECTION 3104.1

Item No. 1

The existing property is zoned CM-1. The intended use of the new structure is to provide shelter for packers (trash trucks) which represent a considerable investment by the City of taxpayer dollars. This use is an allowable use in the CM-1 Zone. An enclosed, temperature controlled structure will enhance vehicle starting, will maintain the vehicle finishes and will enable the District Government to maximize the owning and operating costs of these expensive vehicles. In addition, as existing vehicle storage lots throughout the city are being converted to commercial activities, the West Virginia Avenue Campus of the Fleet Management Administration is rapidly becoming the major location for the storage of the City's packers, motorized street cleaning vehicles and parking enforcement cars and vans. The utilization of the roof of the packer storage Facility for automobile parking for both city owned vehicles and the private vehicles of city employees operating out of the West Virginia Avenue Campus will relieve some of the vehicle congestion on the campus and contiguous city streets. Automobiles will enter the roof top automobile parking deck by way of a covered ramp at the rear of the building along Fenwick Street. The ramp must be covered for safe use during inclement weather. The roof over the automobile ramp will be a standing seam metal roof which will help to convey rain water to the roof gutters. The standing seam metal roof over the automobile ramp will be approximately twelve feet above the roof.

The covered roof will extend approximately twelve feet above the rooftop parking deck at the rear of the building. The automobile ramp roof will not meet the setback requirements of Section 840.3 (b). However, providing a roof over the sloping automobile ramp will enhance the life safety operation of the roof parking deck which is allowed as a matter of right under the zoning regulations. The automobile parking deck will be a minimum of 280 feet away from Mt. Olivet Cemetery which is the contiguous property on the northern and eastern sides of the facility. The automobile ramp will be a minimum of 780 feet away from the contiguous property that fronts along Mt. Olivet Road on the southern end of the facility.

The covered roof over the automobile ramp will be higher than permitted under the zoning regulations only on the southeastern side of the building. The covered roof will not meet the setback requirements of Section 840.3(c). The southeastern side (rear of the building) of the building faces the interior of the campus and will not directly face any other property except Mt. Olivet Cemetery. A small elevator and stair lobby is required on the roof for access to the rooftop parking deck. The lobby will be located on the southeastern side of the building. The lobby will not meet the setback requirements of Section 840.3 (b). Mt. Olivet Cemetery will be the only contiguous property that the lobby faces directly. Egress stairs will be located in the southeastern and southwestern corners of the building and approximately twenty feet from the northwestern fascade that

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faces West Virginia Avenue. All three stairs will extend approximately eight feet above the automobile parking deck. All three stairs will conform to the setback requirements of Section 840.3 (a), (b) and (c).

Item No. 2

The construction of the Packer Storage Facility will reduce neighborhood noise because the Packers will be parked over night in an enclosed facility that is located within the West Virginia Avenue Campus. The controlled environment within the Packer Storage Facility will reduce the amount of emissions from the vehicles because the vehicles will be easier to start. The engines will require less gunning and idling in cold weather conditions. In addition the location of the Packer Storage Facility along West Virginia Avenue will reduce the amount of traffic movement within the Campus and therefore, reduce the total gasoline exhaust emissions from the Campus.

Item No. 3

The construction of an enclosed facility for parking packers is consistent with the uses allowable within the CM-1 Zone and conforms to the general intentd and purpose of the Zoning Regulations and Map.