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

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10 February 2003

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

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RE: BZA Case No. 17001
Victory Housing Development in Square 2848

Dear Mr. Griffis:

This letter is to advise you that ANC1B at its regularly scheduled public meeting, held February 6, 2003, at which a quorum of eight of eleven members was present, voted unanimously (8-0-0) to support the above referenced application for special exception and variance relief. The relief is requested by RLA Revitalization Corporation and Victory Housing, owner and developer of the property respectively, to permit the development of the property with a residential building for the elderly. The boundary line between ANC1B and ANC1A (in which the property is located) is approximately two blocks from the property.

The applicant is requesting a special exception pursuant to Section 2514.2 of the Zoning Regulations to permit the R-4 zoned portion of the property to be used for access to the C-3-A portion of the property. The Commission concludes that the criteria set forth in Section 2514.2 (a) through (d) are satisfied. Furthermore, the Commission agrees that the special exception would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and would not tend to affect adversely the use of neighboring properties.

Furthermore, the Commission supports the applicant's request for a special exception from Sections 411 and 770.6 (b) with respect to the setback of the roof structure. The Commission finds that compliance with the setback requirement is impractical because of operating difficulties and compliance with certain provisions of the International Building Code and that full compliance would be unduly restrictive, prohibitively costly, or unreasonable. In addition, the Commission determined that granting the special exception would not materially impair the intent and purpose of Chapter 400 and the Zoning Regulations and that the light and air of adjacent buildings would not be adversely affected.

Finally, the Commission was advised that the property is affected by several exceptional situations and conditions which result in the requested variance relief. The Commission recognizes that due to the size and configuration of the site and the project, the applicant proposes to access its below grade parking garage from the below grade parking garage of the proposed adjacent development currently being developed by Donatelli & Klein. In addition, although the project will include the required service/delivery space, the required loading berth and platform will be shared with the adjacent development as permitted by Section 2203.4. Due to the timing of the two developments, it is possible that the project will be completed and ready for occupancy prior to the completion of the adjacent development, thus rendering the parking garage and loading inaccessible for a temporary period of time. The Commission supports any of the three alternatives for variance relief as requested in the application, finding that the granting of any of the three alternatives is necessary due to the

BZA
Case No. 17001
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17001
EXHIBIT NO. 21

practical difficulties facing this project. The Commission finds that any of these alternatives for variance relief can be granted without substantial detriment to the public good or the District's Zone Plan.

ANC1B supports the applicants requests for special exception and variance relief in Case No. 17001. The development of this property for the elderly is important to the community and the District as a whole. The Commission urges the approval by the Board of this vital project so that it may proceed forward to the benefit of the community.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary