JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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April 3, 2003

D.C. BOARD OF ZONING ADJUSTMENT
2003 APR -4 PM 3:54

Mr. Geoffrey Griffis
Chair
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

RE: Board of Zoning Adjustment Application No. 17001
Victory Housing Development in Square 2848

Dear Mr. Griffis:

As Councilmember for Ward One, where the proposed development will be located, I support the above-referenced application for special exception and variance relief, being processed by Donatelli & Klein, the developer of the subject properties The relief is requested by the 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 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. I understand that the criteria set forth in Section 2514.2(a) through (d) are satisfied. Furthermore, I agree 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, I support the Applicant's request for a special exception from Sections 411 and 770.6(b) with respect to the setback of the roof structure. I understand 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 unduly restrictive, prohibitively costly, or unreasonable. In addition, I understand that granting the special exception would

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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, I have been advised that the property is affected by several exceptional situations and conditions, which result in the requested variance relief. I understand 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. I support 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 practical difficulties facing this project. I feel that any of these alternatives for variance relief can be granted without substantial detriment to the public good or the District's Zone Plan.

I support the Applicant's requests for special exception and variance relief. The development of this property for the elderly is important to the community and the District as a whole. I urge the approval by the Board of this vital project so that it may proceed forward to the benefit of the community.

Sincerely,



cc: Donatelli & Klein