REVISED

Application No. 17001 of RLA Revitalization Corporation and Victory Housing

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1, for a special exception from the roof structure setback provisions under section 411 (770.6(b)), a special exception for a zone district boundary line crossing a lot under section 2514, and in the alternative pursuant to 11 DCMR § 3103.2, a variance from the parking requirements under sections 2101, 2115 and 2117, a variance from the loading requirements under section 2201, and a variance from the residential recreation space requirements under section 773, to construct a seven-story apartment house for the elderly at the northeast corner 14th & Irving Streets, N.W.

ZONING:	C-3-A/R-4 District
SQUARE & LOT:	Square 2848, all or portions of Lots 71, 867 and 824
COUNCILMEMBER:	**Letter of Support from Jim Graham, Exhibit No. 28.**
OFFICE OF PLANNING:	**OP recommends APPROVAL of the special exception request, and TENTATIVE APPROVAL of the variances pending the receipt of additional information. Exhibit No. 25. The report was timely filed.**
TRANSPORTATION:	**d. SUPPORTS the Applicant's request. d. is recommending approval of a temporary variance, not to exceed two years from the effective date of the BZA Order, because of concerns regarding the joint use of the project's loading berth. Exhibit No. 26. The report was timely filed.**
ANC 1A:	**The ANC recommends APPROVAL of the application. Exhibit No. 27. The report was filed late; a waiver is needed.**
ANC 1B:	**Letter of Support from ANC 1B. Exhibit No. 21. The site is located in ANC 1A; however, it is located in close proximity to ANC 1B.**
REQUEST FOR PARTY STATUS:	**NONE**

Case No. 17001
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17001
EXHIBIT NO. 32

AFFIDAVIT OF POSTING:	**The property was posted and the Affidavit of Posting timely filed. Exhibit No. 22**

NOTES:

The Applicant is proposing to construct an apartment building with approximately 75 units of publicly assisted housing that will be reserved for the elderly and handicapped in the Columbia Heights neighborhood of Ward 1. The vacant property contains approximately 21,076 square feet and is located adjacent to the entrance to the Columbia Heights Metrorail station.

The Applicant's Pre-Hearing Statement was filed on March 25, 2003, 14 days prior to the Public Hearing as required by the Zoning Regulations.

Letter of Support from the contract purchaser of the adjacent property, Christopher J. Donatelli. The Applicant's proposal entails sharing a loading berth and platform with the adjacent neighbor. Exhibit No. 24.

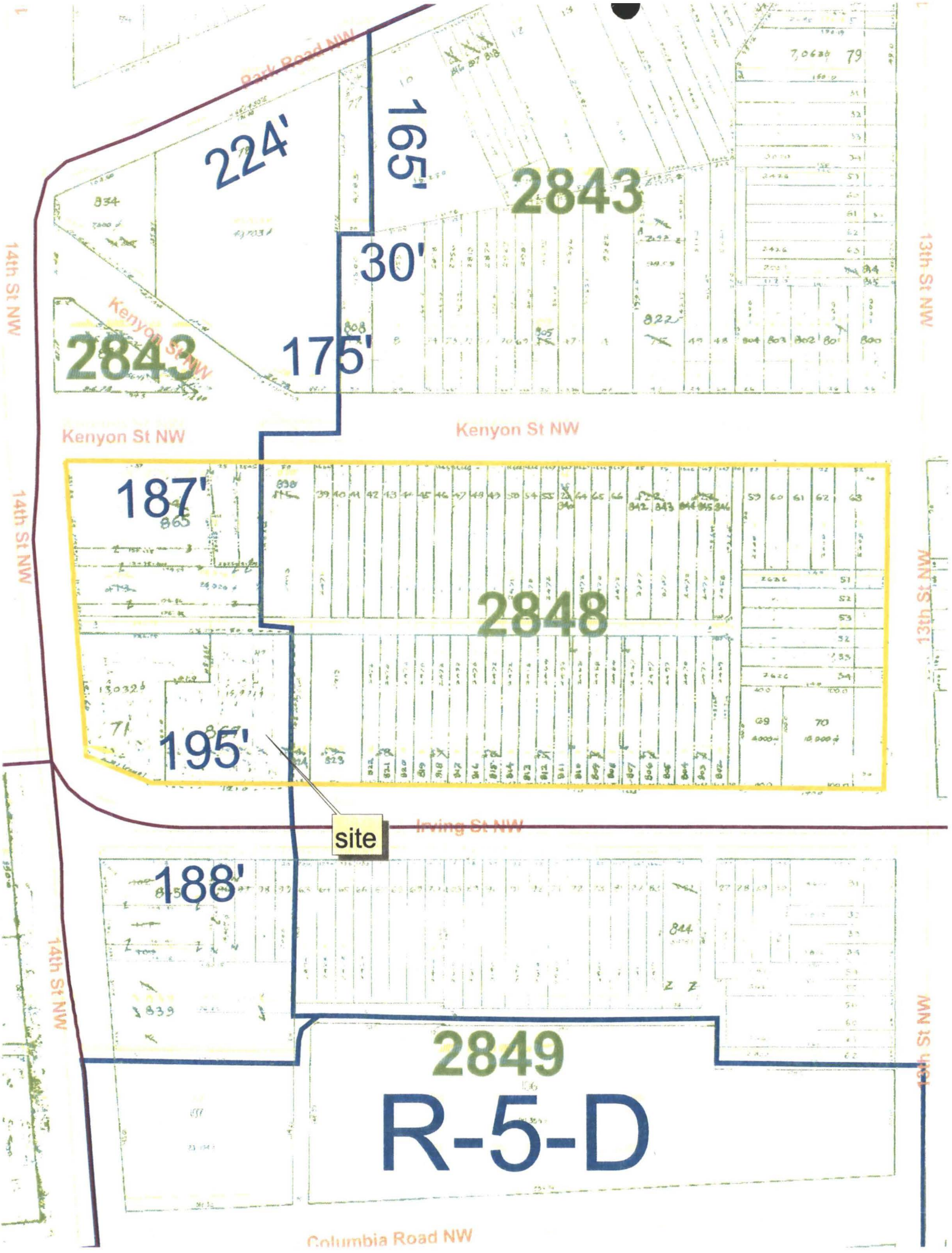
Thirteen parking spaces are required for the project; the Applicants are proposing to provide 9 spaces – 5 standard spaces and 4 compact spaces.

Letter of Authorization. Exhibit No. 9.

Self-Certified Application. Exhibit No. 8.

The site is split-zoned, C-3-A and R-4.

The Applicants' attorney is Norman M. Glasgow, Jr.


Park Road NW
224'
165'
2843
30'
Kenyon St NW
2843
175'
14th St NW
13th St NW
Kenyon St NW
Kenyon St NW
187'
2848
195'
site
Irving St NW
188'
14th St NW
2849
R-5-D
Columbia Road NW