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

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April 7, 2003

Chairperson
Human Rights, Asian/P.I. & Latino
Affairs & Property Management
Subcommittee

Chairperson
Board of Directors, Washington
Metropolitan Area Transit Authority

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

D.C. OFFICE OF ZONING
2003 APR 11 PM 3:50

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

Dear Members of the Board:

As Councilmember for Ward One, where the proposed development will be located, I support the above-referenced application for special exception and variance relief. 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 not materially impair the intent and purpose of Chapter 400 and

BZA
Case No. 17001
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 17001
EXHIBIT NO. 39

the Zoning Regulations and that the light and air of adjacent buildings would not be adversely affected.

In addition, 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 has a practical difficulty related to the provision of parking on the site, especially as it relates to access to any below-grade parking garage. I support a reduction in the number of parking spaces required and a reduction in the required size of the parking spaces. I understand that the granting of this variance is necessary due to the practical difficulties facing this project and understand that the relief can be granted without substantial detriment to the public good or the District's Zone Plan.

Finally, I understand that although the project will include the required service/delivery space, the required loading berth and platform will not be provided. I support the variance request to provide only the service/delivery space and understand that the property is affected by several exceptional situations and conditions which create a practical difficulty resulting in the requested variance relief. I understand that the this variance can be granted without substantial detriment to the public good or the District's Zone Plan because the project provides sufficient loading facilities.

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, Real Estate Developers