ALEXANDER M.
PADRO
COMMISSIONER
ANC 2C01

May 20, 2003

DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT
OFFICE OF ZONING
441 4TH ST NW STE 201S
WASHINGTON DC 20001

Dear Sirs:

Regarding BZA Case No. 17012, pursuant to 11 DCMR §3103.2 for a variance from the building height requirements (Section 770), for a variance from the floor area ratio requirements (Section 771), for a variance from the residential recreation space requirements under (Section 773), and for a variance from the rear yard requirements under (Section 774), to allow the renovation of five historic buildings for retail, office, and residential use at premises 1301-1309 9th Street, NW (Square 399, Lots 62, 63, 800, 803, and 804):

The property in question is in my ANC single member district. This community has seen this row of 19th century buildings, including some of the oldest structures in the neighborhood, go from providing a mix of goods and services in the ground level retail spaces and housing families above to serving as crack houses and shooting galleries, before the row was purchased by Douglas Development.

In the time the property has been in Douglas Development's hands, the buildings have been secured and fenced off, and the developer has engaged my constituents and myself in extensive discussions of what uses the community would like to see these buildings put to. As a result of several public ANC 2C01 Community Forum meetings, the first of which took place on November 28, 2001, at 7:00 PM at the Watha T. Daniel/Shaw Neighborhood Library, located at 1701 8th Street, NW, mixed use development, with retail, office, and residential space was endorsed by the community, and plans for the renovation of the historic properties and construction of compatible additions were drafted by Douglas Development.

BZA
Case No. 17012
Exhibit No. 40

1519 8TH STREET, NW, WASHINGTON, DC 20001-3205 • 202-518-3794 • FAX: 202-518-0078
E-MAIL: PADROANC2C@AOL.COM • WEBSITE: HTTP://MEMBERS.AOL.COM/PADROANC2C

Board of Zoning Adjustment
District of Columbia
CASE NO. 17012
EXHIBIT NO. 40

These plans were then presented at another ANC 2C012 Community Forum on December 18, 2002, at the same time and location as the previous meeting, and received community and ANC support for the concept when it was presented to the Historic Preservation Review Board.

HPRB and the Historic Preservation Office staff spent several months refining the massing of the additions and asking for construction to be set back further from the 9th and N Street facades than originally proposed. HPRB eventually recommended that the new construction be pushed back to the property line at the alley at the rear of the properties in order to set the height back as much as possible from 9th Street. At the last hearing, Chair Tersh Boasberg stated for the record that the board understood that zoning relief would be required in order to permit this configuration to be built, and that HPRB would support the BZA application.

Following yet another ANC 2C01 Community Forum on April 30, 2003, at the same time and location as the other meetings, and a presentation by Douglas Development to Advisory Neighborhood Commission 2C at its meeting on May 7, 2003, at 6:30 PM at Tony Cheng's Restaurant at 619 H Street, NW, the commission voted unanimously to support the BZA application. The project was cited as a model of how developers should work with communities in determining how properties should be redeveloped, as well as a model for how historic properties can be used to foster economic vibrancy and foot traffic on streets adjacent to destination facilities.

In summary, the affected Advisory Neighborhood Commission and affected Single Member District commissioner support the application, neighbors to the property and community residents have no objections; granting the variances requested will not adversely affect neighboring properties; and no negative impact on the zoning regulations and map will result from granting said relief. I recommend that the Board of Zoning Adjustment grant the relief requested.

Please do not hesitate to contact me if you have any questions regarding my position on this case.

Sincerely,

Alexander M. Padro
Commissioner, ANC 2C01