JIM GRAHAM
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COUNCIL OF THE DISTRICT OF COLUMBIA
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Affairs & Property Management
Subcommittee

Chairperson
Board of Directors, Washington
Metropolitan Area Transit Authority

April 3, 2003

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 Donatelli & Klein Development in Square 2848 (All or Portions of Lots 71, 824, 865, and 867), Square 2843 (Lot 836), and Portions of Alley and Street to be Closed

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 application requests variance relief from the height, side yard and residential recreation space requirements of the Zoning Regulations because the property is affected by several exceptional situations and conditions, which result in a practical difficulty. I understand that the variance relief can be granted without substantial detriment to the public good or the District's Zone Plan.

I also support the requested special exception relief for a twenty-five percent reduction in the required parking for the retail portion of the building. The reduction is appropriate due to the project's adjacency to Metro, which will significantly reduce the amount of vehicular traffic at the site. I understand that the project satisfies the requirements of Section 2108.3(a) through (e).

Finally, I support the request for a special exception from Sections 770.6 and 411 of the Zoning Regulations from the one enclosure and set back requirements.

I encourage you to support the request for special exemption and variance relief to allow this important project become a reality for Columbia Heights.

Sincerely,

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D.C. OFFICE OF ZONING
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2003 APR -4 PM 3:54
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BZA
Case No. 17028
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17028
EXHIBIT NO. 9