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

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March 5, 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 2672 All or Portions of Lots 6, 659, 660, 661, 662, 663, 664, 720, 721, 879, 835, 837, 861, 862, 863, 864, 865, 866 and 876 and the Alley Proposed 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 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 believe that the variance relief can be granted without substantial detriment to the public good or the District's Zone Plan.

Regarding the request for a special exception pursuant to Section 2514.2 of the Zoning Regulations to extend the C-3-A zoning into the R-5-B zoned portion of the property. I support this request because the criteria set forth in Section 2514.2(a) through (d) are satisfied. Furthermore, 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.

In addition, I 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

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Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO. 17029
EXHIBIT NO. 9

amount of vehicular traffic at the site. I understand 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,

cc: Donatelli & Klein