Government of the District of Columbia
Advisory Neighborhood Commission 6C

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July 1, 2003

Board of Zoning Adjustment
Government of the District of Columbia
441 4th St NW, Suite 210
Washington, DC 20001

Re: BZA Case 17043 (708 Massachusetts Avenue, NE; a.k.a. 708 Constitution Avenue, NE)

Dear Board Members,

At its regularly scheduled and properly noticed meeting on June 11, 2003, ANC 6C voted (five yes, one no, one abstention) to support the appeal filed by the Stanton Park Neighborhood Association in the above referenced case and to seek party status in this case to represent the interests of residents of ANC 6C.

The subject property is located in ANC 6C on square 895. The residents of ANC 6C continue to be affected by the demand for street parking generated by the property along residential streets within ANC 6C. Evening and night parking in the surrounding area is in high demand, creating hardships and safety concerns for residents who must walk long distances after prolonged searches for legal street parking.

As stated in the appeal, the Zoning Administrator's issuance of Certificates of Occupancy 51289 and 51290 on March 26, 2003 does not comport with 11 DCMR 2101.1, which requires BZA to determine parking requirements for Community Based Residential Facilities housing 16 or more persons in a residential district. The Zoning Administrator's administrative action also disregards BZA's prior determinations regarding parking for this property, as well as previous input from the community on the need for adequate on-site parking to accommodate staff and visitors. In 1991, BZA required 176 parking spaces for 130 beds and 250 employees per BZA 15542. In 1999, BZA required 276 parking spaces for 162 beds and 340 employees per BZA 16407. Under the recently issued Certificates of Occupancy, only 85

BZA
Case No. 17043
Exhibit No. 23

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spaces are required for 177 beds and over 300 employees.

To remedy the situation, BZA should revoke the Certificates of Occupancy because they were issued in error and apply the existing BZA orders, which determine the adequacy of parking for the property. If the property owner desires a reclassification of all or part the facility as a CBRF, the owner should appeal to BZA for a determination of parking requirements as required by the zoning regulations. This would provide a transparent process and an opportunity for a public discussion of the extent to which reducing the required parking spaces will have an adverse impact on the surrounding residential areas.

Respectfully yours,



Robert Hall
Chair, Advisory Neighborhood Commission 6C

cc: Councilmember Sharon Ambrose
Gottlieb Simon, Executive Director; Office of the Advisory Neighborhood Commissions