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December 5, 2003

BY HAND DELIVERY

Office of Zoning
Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

D.C. Office of Zoning
2003 DEC -5 PM 2:29

Re: Application of Asian American LEAD (Application No. 17080)

Ladies and Gentlemen:

On behalf of Asian American LEAD (the "Applicant"), the following additional information is being provided at the request of the Board of Zoning Adjustment (the "Board") to supplement our Application No. 17080 (the "Application") submitted the Board on September 9, 2003 with respect to the property of the Applicant located at 1323 Girard Street, N.W. (Square 2855, Lot 828) (the "Property").

Enclosed per your request is a copy of two additional pages of signatures of neighbors and other interested parties in support of the Applicant's Application.

Also enclosed is the Applicant's agreement with its neighbor Easter Seals for the rental of two additional parking spaces in a parking lot adjacent to the Property.

You have also asked for clarification as to the Applicant's compliance with the off-street parking requirements of Chapter 21 of the Zoning Regulations. Section 2101.1 of the Zoning Regulations provides that arenas, armories, assembly halls, auditoriums, *community centers*, concert halls, convention halls, dance halls, funeral parlors, ice and roller skating rinks, public halls, stadiums or theaters have: "one [parking space] for each 10 seats of occupancy capacity for the first 10,000 seats...provided that where such seats are not fixed each 7 ft^2 usable for seating shall be considered one seat." The building located on the Property is a three-story detached house. The house has no fixed seating, and the only space in the house space usable for seating is the main assembly room on the ground floor (the other rooms in the house are usable as study areas and offices). The main assembly room has approximately 412 ft^2 of space usable for seating (as shown on the enclosed ground floor plan), which results in the requirement of 6 parking spaces.

As shown on the enclosed site plan, the Applicant is proposing to locate four parking spaces behind the main building, which would be accessible through the adjacent alley

Case No. 17080
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17080
EXHIBIT NO. 35

and one handicap parking space along the eastern side of the building, which would be accessible through the driveway onto Girard Street, for a total of five parking spaces located on the Property. All parking striping, surface sizes and other details of these parking spaces would conform to Chapter 21 of the Zoning Regulations. No other parking spaces can be provided on the Property due to its size and shape.

In addition, as previously mentioned, the Applicant has an existing agreement with its neighbor Easter Seals (a copy of which is enclosed with this letter) for the rental of two additional parking spaces in a parking lot adjacent to the Property. Accordingly, the Applicant is currently providing for seven off-street parking spaces, which is one space more than is required by the Zoning Regulations for the Property. As discussed at the hearing, this is more than adequate parking for the Applicant's proposed use of the property because the population it serves will come to the center on foot or by public transportation, not be automobile.

We look forward to discussing the Application with the BZA further on Tuesday, December 9, 2003. In the meantime, should you have any questions or require additional materials, please feel free to contact me at (202) 637-6463.

Respectfully submitted,

Kerri R. Sikorski

Kerri R. Sikorski

Enclosures:

Site Plan (one original and 20 copies)
Ground Floor Plan (one original and 20 copies)
Agreement with Easter Seals (21 copies)
Petition (21 copies)

cc: Karen Thomas (one copy by facsimile)
DC Office of Planning
Deborah R. Thomas (one copy by facsimile)
Advisory Neighborhood Commission
Gary Imhoff/Dorothy Israel [I THINK HER NAME IS BRAZILE](one copy by hand-delivery)
1327 Girard Street
Hung H. Bui (one copy by facsimile)
AALEAD
Eric Von Salzen, Esq.

April 20, 2003

AGREEMENT BETWEEN EASTER SEALS AND ASIAN AMERICAN LEAD

On this day, May 1, 2003, the Easter Seals Child Development Center will begin renting two spaces on its parking located on Girard Street to Asian American LEAD (AALEAD) for a total of $150 per month, payable on the first day of each month.

This agreement will begin on May 1, 2003 and extend until April 31, 2004. Either party shall have the right to terminate this agreement without cause upon fifteen (15) days written notice to the other party. If Easter Seals terminates without a fifteen day notice, AALEAD will be entitled to a full refund of its payment for that month. If the contract is terminated within fifteen days notice, AALEAD will be reimbursed for half of the month's rent.

Requirements of Asian American Lead Staff:

- All staff parking on the lot must be registered with Easter Seals.
- A copy of each person's license is required.
- Each person parking on the lot must have a yellow card with the Easter Seals logo in the front windshield at all times while on the lot.
- Any changes of staff must be reported to Easter Seals and the new staff must comply with the registration process.
- Second Genesis will receive numbered spaces and only those spaces will be utilized on a daily basis.

Signed,

Lynne Gelzer
Director

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PETITION ON BEHALF OF ASIAN AMERICAN LEAD

AS A PERSON WHO LIVES, WORKS, STUDIES OR WORSHIPS IN THE ADAMS MORGAN, COLUMBIA HEIGHTS, MT. PLEASANT, SHAW NEIGHBORHOODS, I WOULD LIKE EXPRESS MY SUPPORT FOR THE PRESENCE OF ASIAN AMERICAN LEAD, A NON PROFIT ORGANIZATION WHICH HAS RECENTLY ESTABLISHED A PERMANENT PRESENCE AT 1323 GIRARD STREET NW. AALEAD IS DOING A GREAT JOB FOR ASIANS LIVING IN OUR COMMUNITY AND WE WISH THEM WELL AS THEY SETTLE INTO THEIR NEW PREMISES.

NAME	ADDRESS	ORGANIZATION	DATE
Tom & Sue Brewer	1310 Girard St, NW	neighborhood	12-3-03
Kelly Hammett	1314 Girard St, NW	neighborhood	12/3/03
Marlon Blair	1316 GIRARD ST NW		
Drayton Family	1340 Girard St, NW	Neighborhood	12/3/03
[illegible]	1346 Girard St. NW	"	12/3/03
[illegible]	1351 Girard St NW		12/3/03

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PETITION

I am a resident of the District of Columbia who lives and/or works in the neighborhood of Asian American LEAD, a non-profit community-based organization located at 1323 Girard Street NW. AALEAD actively serves the Asian refugee and immigrant community and therefore is a welcome addition to the neighborhood. Its work carries on the great tradition of Sojourners which served the community in a similar capacity at the same location for many years until they sold their building to AALEAD.

NAME	ADDRESS	PHONE	DATE
	1323-7-6th ST NW		11/13/03
James Kennedy	Director	Barbara Chambers Children's Center. 1470 Irving S.T. N.W.	WDS.200
Teacher/Director		Barbara Chambers Children's Center: 1470 Irving st. NW. Wash. DC 20010.	
Project Manager		SEARAC 1628 16th St NW Washington, DC 20009	
Executive Director		NCSC 1628 16th street NW Washington, DC 20009	
Case Manager/Counselor		NCSC 1628 16th street, N.W. Washington D.C. 20009	
Counselor		NCSC 1628 16th St. NW Was. D.C. 2009	