Advisory Neighborhood Commission 2C
Government of the District of Columbia
PO Box 26182, Ledroit Park Station
Washington, DC 20001

May 20, 2004

Ms. Jerrily Kress, Director
Office of Zoning
441 Fourth Street, N.W., Room 210
Washington, D.C. 20001

Re: BZA Application No. 17160 of Northwest Settlement House; 448 Ridge Street, N.W. (Square 513, Lots 825-828)

Dear Ms. Kress:

Advisory Neighborhood Commission (ANC) 2C respectfully requests that the Board of Zoning Adjustment (BZA) (i) waive Section 3115.1 of its rules to allow consideration of the following comments and (ii) approve the above-referenced application by Northwest Settlement House ("NWSH") for area variance relief. The NWSH board members and their architect appeared before the ANC 2C in April and May 2004 and presented their plans to build a new child development center and their need for three area variances (lot occupancy, number of students and parking). Following discussion, ANC 2C voted to support the BZA Application of NWSH at the ANC's regular meeting on May 5, 2004, which was properly noticed and at which a quorum was present -- three (3) commissioners are necessary for a quorum and all four (4) commissioners were present at this meeting. The motion was approved by a vote of 4-0. The motion to approve included two conditions which we understand NWSH agrees to follow. These conditions are: (1) NWSH will obtain a signed agreement with the Metropolitan Community Church for the three parking spaces needed under the Zoning Regulations and (2) NWSH will provide a liaison to the Mount Vernon Neighborhood Association.

Please give the ANC 2C's position "great weight" in your decision on this matter. Lydia Goring, ANC 2C04, in whose single member district this property is located, is authorized to testify at the BZA hearing on this matter. If for any reason Ms. Goring cannot attend, Chairman Leroy Thorpe, Jr., ANC 2C01, is also authorized to testify.

Sincerely,

Leroy J. Thorpe, Jr.
Chairman of ANC 2C

Lydia Goring
Commissioner, 2C04

cc: Andrew Altman, Office of Planning

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BZA
Case No. 17160
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17160
EXHIBIT NO. 35