ADVISORY NEIGHBORHOOD COMMISSION 4C
COMMISSIONER David A. Jannarone
SINGLE MEMBER DISTRICT 4C06

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Washington, DC 20010
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November 11, 2004

Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

RE: Board of Zoning Adjustment Application
Case # 17246
Donatelli & Klein Development in Square 2900

Dear Members of the Board:

As the single member district Commissioner (ANC 4C06), where the proposed development will be located, I fully support the above-referenced application for special exception and variance relief, being processed by Donatelli & Klein, the developer of the subject property.

In addition, ANC 4C had a regularly scheduled meeting on November 9th, where all five Commissioners in attendance were in support of the application. The Commissioners in attendance were:

Shawn Fenty, ANC 4C03
Timothy Jones (Chair), ANC 4C08
George Brown, ANC 4C09
Jackie Mitchell, ANC 4C02
David Jannarone, ANC 4C06

Because the property is affected by several exceptional situations and conditions, which result in a practical difficulty, I support the request for special exemption and variance relief. I understand that relief can be granted without substantial detriment to the public good or the District's Zone Plan.

I support the application request for variance relief from the residential recreation space requirements of the Zoning Regulations.

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

BZA
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Exhibit No. 28

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vehicular traffic at the site. Donatelli & Klein is also providing more then is required per zoning for residential parking, consistent with their commitments to address the community concerns regarding residential parking.

Finally, I support the request for special exceptions to extend the provisions 35 feet of a less restrictive district into a more restrictive district and the permission for parking spaces located in an underground garage in an R-4 Zone.

Donatelli & Klein has an excellent working relationship with our community and has kept us informed of their plans throughout this process. The plan as submitted to the Board of Zoning is a milestone for our community and is a reflection of all the hard work of the residents who have supported the RFP process and the plan presented by Donatelli & Klien. I encourage you to support the request for special exemption and variance relief to allow this important project become a reality for the Petworth Community.

Sincerely,

David A. Jannarone
Advisory Neighborhood Commissioner
Single Member District 4C06

CC: Larry Clark – Donatelli & Klien, 301-654-7675 fax
Councilmember Adrian Fenty - Ward 4
Councilmember Jim Graham - Ward 1
Timothy Jones, Chair – ANC 4C
David A. Jannarone – ANC 4C06
David Dzidzienyo, President - The Petworth Action Committee
Peron Williams – The Petworth Action Committee
Kevin Blackwell, President – UNTS
James Wilson, Vice President – Hands Together Neighborhood Club
Andrew McGilvray, Vice President - United Neighborhood Coalition
Garrett Pressick, President – North Columbia Heights Civic Association
Heather Leanna, Vice President - North Columbia Heights Civic Association
Alicia Rucker, President - The Luray/Warder Street Block Association
Buddy Moore, Secretary – The Luray/Warder Street Block Association
Angela Christophe
Mike Ivey