COUNCIL OF THE DISTRICT OF COLUMBIA
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ADRIAN M. FENTY
Councilmember - Ward 4
Democrat

Committee Member
Economic Development
Education, Libraries and Recreation
Public Services
Subcommittee on Human Rights
Property Management, and Latino Affairs

November 29, 2004

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

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC -2 PM 3:13

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

Dear Members of the Board:

As Councilmember for Ward 4, 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 property.

I support the requested 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.

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.

The property is affected by several exceptional situations and conditions, including its size, narrow and irregular shape, change in grade and proximity to Metro, which result in a practical difficulty. I understand that the variance relief and special exceptions can be granted without detriment to the public

BZA
Case No. 17246
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 35

good or the District's Zone Plan. In fact, approval of the project furthers the public good.

In addition, the ANC 4-C held their regularly scheduled meeting on November 4th, 2004 and voted in support of the application. My office was copied with their November 11th letter to the Board of Zoning Adjustment.

I encourage you to support the request for special exemptions and variance relief to allow this important project become a reality for the Petworth Community.

Sincerely,

Adrian Fenty
Councilmember, Ward 4

cc: Chris Donatelli

AMF/gg