Government of the District of Columbia

Office of the Deputy Mayor
for Planning and Economic Development

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November 24, 2004

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

Re: BZA Case No. 17246
3700 Georgia Avenue, N.W.

Dear Members of the Board:

On behalf of the Office of the Deputy Mayor for Planning and Economic Development, I hereby express our support for the above-referenced special exception and variance relief. The relief is requested by Donatelli & Klein, which proposes to develop the site with a 140-unit multi-family residential building with ground floor retail and three flats.

The Applicant is requesting a variance pursuant to §773 of the Zoning Regulations to allow a slight reduction in required residential recreation space. The Applicant is also requesting special exceptions pursuant to §§ 2514.2 2108.2 and 214 of the Zoning Regulations to permit the extension of provisions of a less restrictive district into a more restrictive district, to allow a twenty-five percent parking reduction for the retail uses, and to permit accessory parking spaces serving residential and commercial uses in the R-4 zone district. This Office believes that the proposed development will provide significant physical revitalization of the Georgia Avenue-Petworth area while stimulating economic growth.

This Office has been aware of and involved in this project from its early stages. We further understand that substantial community outreach has been conducted and that the surrounding community has offered its strong support. We believe that the proposed development is important to the District and we support the Applicant's request for variance and special exception relief.

BZA
Case No. 17246
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 36

Please do not hesitate to contact me should you have any questions or comments at (202) 727-6934.

Sincerely,

Konrad Schlater
Project Coordinator