Holland Knight

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November 30, 2004

NORMAN M. GLASGOW, JR.
202-419-2460

Internet Address:
nglasgow@hklaw.com

VIA HAND DELIVERY

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

Re: BZA Case No. 17252
Pre-Hearing Submission

Dear Members of the Board:

On behalf of the applicant, AmeriDream Amber Overlook, I enclose an original and twenty (20) copies of the pre-hearing submission for the above-referenced matter.

Please do not hesitate to contact me should you have any questions or comments.

Very truly yours,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

Enclosures

cc: John Moore, Office of Planning (via Hand Delivery, with attachments)

2317113_v1

BZA
Case No. 17252
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17252
EXHIBIT NO. 27

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

AMERIDREAM AMBER OVERLOOK, LLC

BZA APPLICATION NO. 17252

PUBLIC HEARING: DECEMBER 14, 2004

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application of AmeriDream
Amber Overlook, LLC

BZA Application No. 17252
Public Hearing: December 14, 2004

ANC 7E

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This is an application pursuant to 11 DCMR § 3104 for special exceptions pursuant to §353 for a new residential development in the R-5-A zone district and pursuant to §410 for multiple buildings to be considered a single building. This relief is requested in order to permit the construction of seventy-six units of row dwellings, flats, and multi-family dwellings at Call Place, C Street, St. Louis Street and 50th Street, SE (Square 5336, Lots 1, 27-35, 2001-2015) (the "Property"). The Property is located in the R-5-A zoning district.

II.
JURISDICTION OF THE BOARD

The Board of Zoning Adjustment has jurisdiction to grant the requested special exception relief pursuant to §3104.1 of the Zoning Regulations.

III.
EXHIBITS IN SUPPORT OF THE APPLICATION

Before proceeding with the discussion of the merits of this application, the following additional materials are submitted:

Exhibit A: A portion of the Sanborn Atlas showing the Property highlighted in yellow.

Exhibit B: A portion of the Zoning Map showing the Property highlighted in yellow, with zoning designation of R-5-A.

Exhibit C: Outline of testimony of Representative of AmeriDream Amber Overlook, LLC, Applicant.

Exhibit D: Outline of testimony of Representative of EDG Architects.

Exhibit E: Outline of testimony of Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP.

Exhibit F: Letter of support from Advisory Neighborhood Commission 7E.

Exhibit G: Letter of support from Tracy L. Wright, Principal, JC Nalle Elementary School.

Exhibit H: Photographs showing existing development from adjacent Nalle Elementary School playground.

Exhibit I: Project plans.

IV.
BACKGROUND

A. Site and Vicinity Characteristics

1. The Property

The Property includes Lots 1, 27-35, and 2001-2015 in Square 5336 and is currently improved with nine multi-family residential buildings that are now vacant. The Property includes 101,500 square feet of land area and has approximately 588 feet of frontage along C Street, 200 feet along 50th Street, 427 feet along Call Place, and 236 feet along St. Louis Street. Square 5336 is bounded on the north by C Street, on the south by Call Place, on the west by St. Louis Street, and on the east by 50th Street (see Exhibit A). The Property occupies the entirety of Square 5336 and is zoned R-5-A as shown in Exhibit B.

2. Vicinity

To the north of the Property are C Street, SE and Nalle Elementary School. To the east are 50th Street, SE and multi-family residential dwellings. To the south are Call Place, SE and additional multi-family residential dwellings. To the west are St. Louis Street and the Fletcher-Johnson Educational Center.

B. Description of Proposed Construction

The applicant, AmeriDream Amber Overlook, LLC, proposes to demolish the existing buildings and develop the Property with seventy-six units of row dwellings, flats, and multi-family dwellings. Sixty-five at-grade parking spaces and eleven individual garage parking spaces will be included in the development. The existing development creates a blighted area and greatly detracts from the quality of the surrounding neighborhood. The dilapidated buildings are both unsafe and unattractive and represent a low quality of design. As illustrated by the photographs attached as Exhibit H, children playing at the adjacent Nalle Elementary School playground must view and be very close to this blighted area. The proposed development will replace the existing development with seventy-six units of quality residential development within a coordinated and landscaped site plan.

In order to proceed with this development, the applicant seeks the following areas of relief from the Zoning Regulations: 1) a special exception pursuant to §353 for a new residential development in the R-5-A zone district; and 2) a special exception pursuant to §410 for multiple buildings to be considered a single building.

V.
COMPLIANCE WITH STANDARDS FOR SPECIAL EXCEPTION RELIEF FROM THE ZONING REGULATIONS

A. New Residential Development (§353)

1. The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the number of students that can be expected to reside in the project. (§353.2)

   The application has been referred to the D.C. Board of Education. There are existing D.C. public schools in the area, including Nalle Elementary School immediately north of the site and the Fletcher-Johnson Educational Center immediately west of the site. The proposed development – consisting of seventy-six dwelling units – is significantly less dense than the existing development, which includes 143 dwelling units. The theoretical burden on the surrounding public schools will therefore be

approximately half of what it was when the existing units were occupied.

2. The Board shall refer the application to the D.C. Departments of Transportation and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects. (§353.3)

   The application has been referred to the D.C. Departments of Transportation and Housing and Community Development. The property fronts primarily on C Street, but it runs from St. Louis Street on the west to 50th Street on the east, with Call Place to the south. Site access will be provided from both C Street and Call Place. The entrances to the row dwellings and flats will front on St. Louis Street, C Street, and 50th Street. The entrances to the multi-family dwellings will front on Call Place or on the site's interior, close to the central Green. The buildings will occupy less than thirty-four percent of the total site. All areas not devoted to the building or parking will be appropriately landscaped. Grading will meet all acceptable standards to prevent soil erosion. There will be a passive open space provided on the subject site, in the form of a public Green. As noted above, the proposed development includes substantially fewer dwelling units than the existing development. The trip generation of the proposed development will therefore be significantly less than the previous use. The proposed development includes only two curb cuts, increasing the flow of traffic and allowing for ample street parking around the entirety of the site. There will be sidewalks accessing the site that allow for a high level of pedestrian accessibility. There are also several recreational opportunities in the vicinity, including portions of Fort Dupont Park.

3. The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light,

air, parking, recreation, landscaping, and grading as they relate to the future residents of the project and the surrounding neighborhood. (§353.4)

See the comments on ¶B, above.

4. In addition to other filing requirements, the developer shall submit to the Board with the application, four site plans and two sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements. (§353.5)

Eight copies of all of the required plans have been submitted.

For all the above reasons, the Applicant satisfies its burden of proof for a special exception pursuant to §353 of the Zoning Regulations.

B. <u>New Residential Development (§353)</u>

1. All buildings in the group of buildings shall be erected simultaneously. (§410.2)

All buildings in the group of buildings will be erected simultaneously.

2. All front entrances of the group shall abut a street, front yard, or front court. (§410.3)

The front entrances of all of the row dwellings and flats will abut a street. Three of the six front entrances of the multiple-family dwellings abut the site's interior, or the individual rear yards of the theoretical building lots. Pursuant to §410.12, the applicant requests relief from this criterion.

3. No rear or service entrance shall abut a street, front yard or front court unless below the main floor. (§410.4)

None of the rear or service entrances abut a street, front yard or front court.

4. No exterior stairway shall be constructed above the level of the joists of the main floor unless located entirely within the building area. (§410.5)

   No exterior stairways are above the level of the joists of the main floor.

5. No subdivision of the property shall be authorized until the Board has determined that the following requirements are met: (§410.6)

   (a). There shall be adequate free access to the street from each separate dwellings, group of dwellings, or buildings resulting from the subdivision.

   All but three front entrances directly abut a street, providing adequate free access. The three entrances that do not abut a street abut the parking areas, which are directly connected to the surrounding streets by sidewalks and driveways.

   (b). Adequate access for fire protection and other purposes shall be provided by easement, fee, alley, or street; and

   The development provides adequate access for fire protection and other purposes through the surrounding street system and the driveways that access the street system.

   (c). There shall be adequate yards, courts, light, and air for each dwelling, group of dwellings, or group of buildings resulting from the subdivision.

The development includes adequate yards and light and air for each group of dwellings. Each dwelling unit has direct access to light and air and all yards comply with the Zoning Regulations.

6. The height of an individual building in a group of buildings may be measured as follows: Any building that does not have another building between it and a public street shall be considered to front on the street, and the building height shall be measured from the curb at the center of the front of the building. (§410.7)

   There is no building that has another building between it and a public street. The height of the buildings in the proposed development has been measured from the curb at the center of the front of the building.

7. The front entrances of not more than four one-family dwellings, nor more than four dwelling units per floor, shall face any street that abuts the lot. (§410.8)

   With the exception of Call Place, each street is faced by more than four entrances. Pursuant to §410.12, the applicant requests relief from this criterion.

8. All front entrances of the group shall abut a street, front yard, or front court; provided, that a front entrance may abut a side yard if all one-family dwellings or dwelling units to which the entrance is appurtenant are located no nearer a street upon which the lot abuts than the rear of any part of the group having a front entrance abutting a street, front yard, or front court. (§410.9)

   The front entrances of all of the groups of row dwellings and flats will abut a street. Three of the six front entrances of the multiple-family dwellings abut the site's interior, or the

individual rear yards of the theoretical building lots. Pursuant to §410.12, the applicant requests relief from this criterion.

9. No exterior stairway shall be constructed above the level of the joists of the main floor, unless located entirely within the building area of the group. (§410.11)

No exterior stairway will be constructed above the level of the joists of the main floor.

10. In an R-5-A District, if approved by the Board as a special exception under §3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§410.1 through 410.11, subject to the following conditions:

(a). The provisions of §§410.4 and 410.5 shall be complied with; and

As noted above, these provisions will be complied with.

(b). The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.

The proposed development will replace a group of vacant and dilapidated structures built in the 1960s. The new development will significantly increase the vibrancy of the surrounding community and will be consistent with planned new development in the vicinity, including the Hope VI Eastgate project in close proximity to the site . It is the developer's current plan to develop for-sale housing on the site in keeping with its mission to provide a stable neighborhood base. The proposed development includes sidewalks, attractive landscaping, a public Green, and

quality architecture. The number of curb cuts is limited to two and the buildings create a solid and visually appealing edge along each street. The redevelopment of the property will not adversely affect the present character and will have a positive effect on the future development of the area.

For all the above reasons, the Applicant satisfies its burden of proof for a special exception pursuant to §410 of the Zoning Regulations.

VI.
WITNESSES

A. Representative of AmeriDream Amber Overlook, LLC, Applicant

B. Representative of EDG Architects

C. Steven E. Sher, Director of Zoning and Land Use Services, Holland & Knight LLP

VII.
CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. The applicant therefore requests that the Board grant the application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By _____
Norman M. Glasgow, Jr.

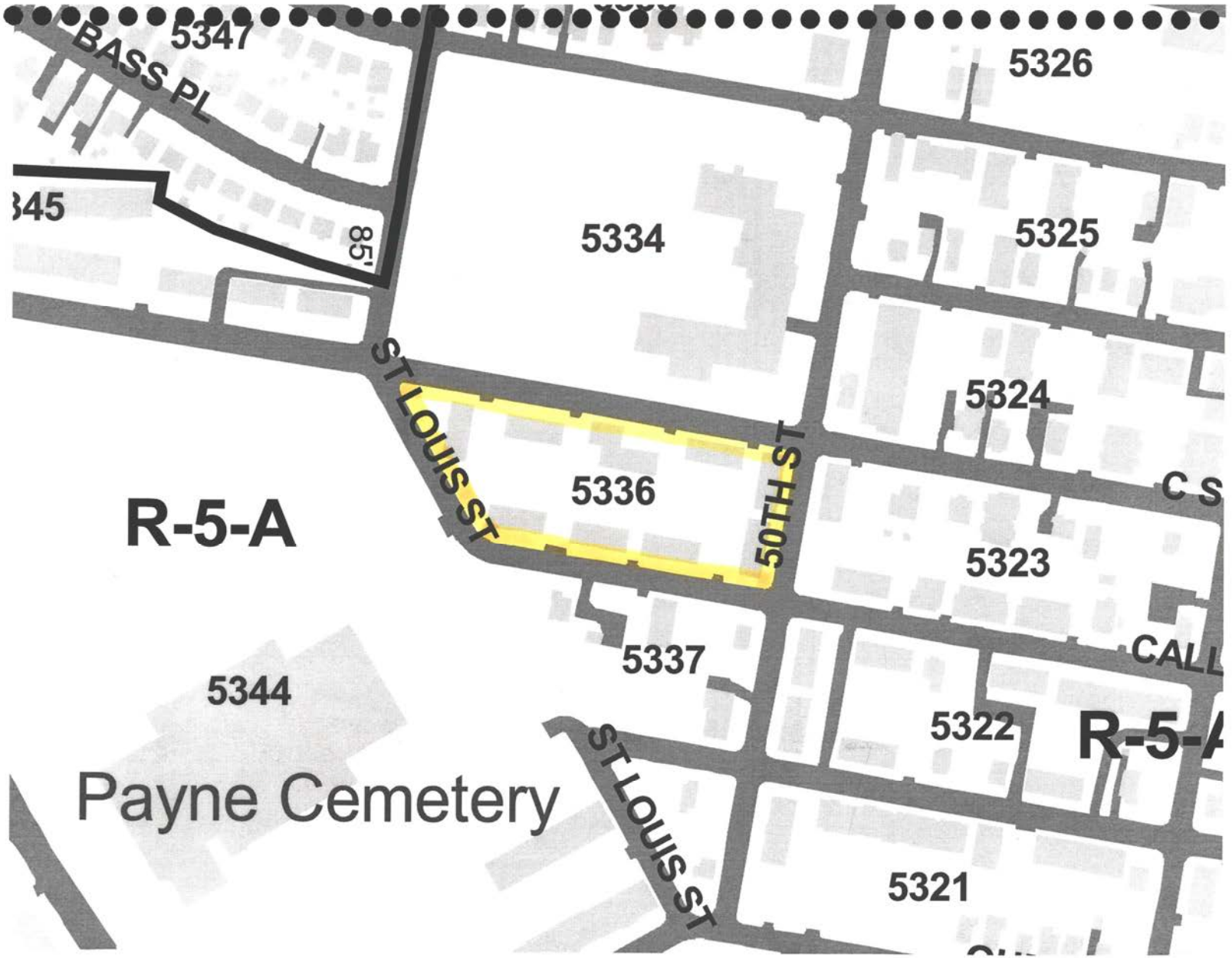
2099 Pennsylvania Avenue, NW
Suite 100
Washington, D.C. 20006
(202) 955-3000

A

949 A 1

49TH ST.
STREET
5335
5336
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CALL PLACE
LOUIS ST.
D Street
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50TH ST.
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C STREET
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CALL PLACE
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DRAKE PL.
E. Street
51ST STREET

B


5347
BASS PL
345
85'
5334
5326
5325
5324
ST LOUIS ST
5336
50TH ST
R-5-A
5323
5337
5344
5322
R-5-A
Payne Cemetery
ST LOUIS ST
5321

C

OUTLINE OF TESTIMONY
APPLICANT
AMERIDREAM AMBER OVERLOOK, LLC

I. INTRODUCTION

II. EXISTING USE OF SITE

III. PROPOSED DEVELOPMENT

IV. EXISTING CONDITIONS AND LIMITATIONS

V. REQUIREMENTS FOR GRANTING THE SPECIAL EXCEPTION RELIEF HAVE BEEN MET

VI. CONCLUSION

D

OUTLINE OF TESTIMONY
REPRESENTATIVE
EDG ARCHITECTS

I. INTRODUCTION AND PROFESSIONAL QUALIFICATIONS

II. SITE AND LOCATION DESCRIPTION

A. OVERVIEW OF SITE, VICINITY AND LAND USE/ZONING

B. SITE PLANNING – SIZE, LOT CONFIGURATION, TOPOGRAPHY

III. PROJECT AND BUILDING DESIGN CONSIDERATIONS

IV. ZONING RELIEF IS NEEDED AND THE APPLICANT MEETS ITS BURDEN OF PROOF

V. CONCLUSION

E

Holland Knight

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Washington, D.C. 20006
www.hklaw.com

Outline of Testimony
before the Board of Zoning Adjustment

BZA Application No. 17252
Call Place, C Street, 50th Street, and St. Louis Street, S.E.

Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP

December 14, 2004

I. Site location and description

A. Subject property is comprised of Lots 1, 27-35, and 2001-2015 in Square 5336

B. Square 5336 is bounded on the north by C Street, on the south by Call Place, on the west by St. Louis Street, and on the east by 50th Street

C. Subject property occupies the entirety of Square 5336

D. Frontage of approximately 588 feet along C Street, 200 feet along 50th Street, 427 feet along Call Place, and 236 feet along St. Louis Street

E. Land area of approximately 101,500 square feet

F. Property currently improved with nine multi-family residential buildings that are now vacant

II. Description of surrounding area

A. To the north:

1. C Street, S.E.

2. JC Nalle Elementary School

B. To the east:

1. 50th Street, S.E.

2. Multifamily residential uses

C. To the south:

1. Call Place, S.E.

2. Multifamily residential uses

D. To the west:

1. St. Louis Street, S.E.

2. Fletcher-Johnson Educational Center

III. Existing zoning

A. R-5-A District

1. New residential developments permitted by special exception

2. Height - maximum of forty feet, three stories (§400.1)

3. Floor area ratio – maximum of 0.9 (§402.4)

4. Maximum percentage of lot occupancy – forty percent (§403.2)

5. Rear Yard – twenty feet ((§404.1)

6. Side Yard – three inches per foot of height of building, but not less than eight feet (§405.9)

7. Parking – one space for each dwelling unit (§2101.1)

IV. Proposed development:

A. Demolish existing blighted development

B. Seventy-six units of row dwellings, flats, and multi-family residential dwellings

C. Sixty-five at-grade parking spaces and eleven individual garage parking spaces

V. Relief required:

A. Special exception for new residential development in the R-5-A zone district (§353)

B. Special exception for multiple buildings to be considered a single building (§410)

VI. Standards for special exception relief (§3103.2)

A. Section 353

1. The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the number of students that can be expected to reside in the project. (§353.2)

2. The Board shall refer the application to the D.C. Departments of Transportation and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects. (§353.3)

3. The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the future residents of the project and the surrounding neighborhood. (§353.4)

4. In addition to other filing requirements, the developer shall submit to the Board with the application, four site plans and two sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements. (§353.5)

B. Section 410

1. All buildings in the group of buildings shall be erected simultaneously. (§410.2)

2. All front entrances of the group shall abut a street, front yard, or front court. (§410.3)

3. No rear or service entrance shall abut a street, front yard or front court unless below the main floor. (§410.4)

4. No exterior stairway shall be constructed above the level of the joists of the main floor unless located entirely within the building area. (§410.5)

5. No subdivision of the property shall be authorized until the Board has determined that the following requirements are met: (§410.6)

   (a). There shall be adequate free access to the street from each separate dwellings, group of dwellings, or buildings resulting from the subdivision.

   (b). Adequate access for fire protection and other purposes shall be provided by easement, fee, alley, or street; and

   (c). There shall be adequate yards, courts, light, and air for each dwelling, group of dwellings, or group of buildings resulting from the subdivision.

6. The height of an individual building in a group of buildings may be measured as follows: Any building that does not have another building between it and a public street shall be considered to front on the street, and the building height shall be measured from the curb at the center of the front of the building. (§410.7)

7. The front entrances of not more than four one-family dwellings, nor more than four dwelling units per floor, shall face any street that abuts the lot. (§410.8)

8. All front entrances of the group shall abut a street, front yard, or front court; provided, that a front entrance may abut a side yard if all one-family dwellings or dwelling units to which the entrance is appurtenant are located no nearer a street upon which the lot abuts than the rear of any part of the group having a front entrance abutting a street, front yard, or front court. (§410.9)

9. No exterior stairway shall be constructed above the level of the joists of the main floor, unless located entirely within the building area of the group. (§410.11)

10. In an R-5-A District, if approved by the Board as a special exception under §3104, a group of one-family dwellings, flats, or apartment houses, or a combination of these buildings, with division walls from the ground up or from the lowest floor up, may be erected and be deemed a single building for the purpose of this title, when the group does not comply with the provisions of §§410.1 through 410.11, subject to the following conditions:

    (a). The provisions of §§410.4 and 410.5 shall be complied with; and

    (b). The erection of the group of buildings shall not affect adversely the present character or future development of the neighborhood.

VII. Compliance with standards for special exception relief

A. Section 353

1. The application has been referred to the D.C. Board of Education.

    a) Existing D.C. public schools in the area: Nalle Elementary School immediately north of the site and the Fletcher-Johnson Educational Center immediately west of the site.

    b) Proposed development (seventy-six dwelling units) is significantly less dense than the existing development (143 dwelling units).

    c) Theoretical burden on the surrounding public schools will therefore be approximately half of what it was when the existing units were occupied.

2. The application has been referred to the D.C. Departments of Transportation and Housing and Community Development.

    a) Property fronts primarily on C Street, but it runs from St. Louis Street on the west to 50th Street on the east, with Call Place to the south.

b) Site access will be provided from both C Street and Call Place. Entrances for row dwellings and flats will front on St. Louis Street, C Street, and 50th Street. Entrances for the multi-family dwellings will front on Call Place or on the site's interior.

c) Buildings will occupy less than thirty-four percent of the total site. All areas not devoted to the building or parking will be appropriately landscaped.

d) Grading will meet all acceptable standards to prevent soil erosion. There will be a passive open space provided on the subject site, in the form of a public Green.

e) Trip generation of the proposed development will be significantly less than the previous use.

f) Proposed development includes only two curb cuts, increasing the flow of traffic and allowing for ample street parking around the entirety of the site.

g) There will be sidewalks accessing the site that allow for a high level of pedestrian accessibility.

h) There are also several recreational opportunities in the vicinity, including portions of Fort Dupont Park.

3. See above comments.

4. All required copies were submitted with the original application.

For all the above reasons, the Applicant satisfies its burden of proof for a special exception pursuant to §353 of the Zoning Regulations.

B. Section 410

1. All buildings in the group of buildings will be erected simultaneously.

2. The front entrances of all of the row dwellings and flats will abut a street. Three of the six front entrances of the multiple-family dwellings abut the site's interior, or the individual rear yards of the theoretical building lots. Pursuant to §410.12, the applicant requests relief from this criterion.

3. None of the rear or service entrances abut a street, front yard or front court.

4. No exterior stairways are above the level of the joists of the main floor.

5(a). All but three front entrances directly abut a street, providing adequate free access. The three entrances that do not abut a street abut the parking areas, which are directly connected to the surrounding streets by sidewalks and driveways.

5(b). The development provides adequate access for fire protection and other purposes through the surrounding street system and the driveways that access the street system.

5(c). The development includes adequate yards and light and air for each group of dwellings. Each dwelling unit has direct access to light and air and all yards comply with the Zoning Regulations.

6. There is no building that has another building between it and a public street. The height of the buildings in the proposed development has been measured from the curb at the center of the front of the building.

7. With the exception of Call Place, each street is faced by more than four entrances. Pursuant to §410.12, the applicant requests relief from this criterion.

8. The front entrances of all of the groups of row dwellings and flats will abut a street. Three of the six front entrances of the multiple-family dwellings abut the site's interior, or the individual rear yards of the theoretical building lots. Pursuant to §410.12, the applicant requests relief from this criterion.

9. No exterior stairway will be constructed above the level of the joists of the main floor.

10(a). As noted above, these provisions will be complied with.

10(b). The proposed development will replace a group of vacant and dilapidated structures built in the 1960s. The new development will significantly increase the vibrancy of the surrounding

community and will be consistent with planned new development in the vicinity, including the Hope VI Eastgate project in close proximity to the site . The redevelopment of the property will not adversely affect the present character and will have a positive effect on the future development of the area.

VIII. Conclusions

A. Special exception criteria have been met

B. The application should be granted

F

ADVISORY NEIGHBORHOOD COMMISSION - 7E

DISTRICT OF COLUMBIA GOVERNMENT
5001 Hanna Place, S.E. Suite B
Washington, D.C. 20019
(202) 582-6360
(202) 582-6419 Fax

NOVEMBER 9, 2004

D. C. BOARD OF ZONING ADJUSTMENT
SUITE 210
441 4TH STREET N.W.
WASHINGTON D.C.20001

RE: APPLICATION FOR SPECIAL EXCEPTIONS
4922-4930 CALL PLACE S.E. 4911-4927 C STREET S.E.
301 AND 305 50TH STREET S.E. [SQUARE 5336, LOTS
1, 27, 28, 29, 30, 31, 32, 33, 34, 35, 2001-20015]

DEAR MEMBERS OF THE BOARD;

ON BEHALF OF ANC 7E, I AM WRITING TO CONVEY STRONG SUPPORT FOR THE AMBER OVERLOOK DEVELOPMENT PROJECT LOCATED AT THE ABOVE-MENTIONED ADDRESSES.

ANC 7E HAS MET ON SEVERAL OCCASIONS WITH AMERI DREAM AND ITS TEAM TO REVIEW ITS PLAN TO BUILD AFFORDABLE SINGLE-FAMILY TOWNHOMES AND FLATS IN PLACE OF THE ABANDONED BUILDINGS THAT ARE CURRENTLY ON THE SITE. ANC 7E IS VERY GLAD THAT AMERI DREAM HAS REACHED THE POINT WHERE IT WILL BE ABLE TO BUILD AFFORDABLE HOUSES IN THIS ABANDONED DRUG INFESTED AREA. THE COMMUNITY IS LOOKING FORWARD TO THE DEVELOPMENT OF THI SITE.

ONCE AGAIN, ANC 7E REITERATES ITS STRONG SUPPORT FOR THE PROJECT AND URGES THE BOARD TO APPROVE THIS APPLICATION.

SINCERELY,

ADVISORY NEIGHBORHOOD COMMISSION 7E

Naomi P. Robinson

NAOMI P. ROBINSON,7E-01 CHAIR.

This material was printed by Advisory Neighborhood commission 7E and paid for by District Of Columbia Tax Revenues.

G

District of Columbia Public Schools

JC Nalle Elementary School
219 50th Street, SE
Washington DC, 20019
(202) 645-7300 • (202) 645-3196 – Fax

Tracy L. Wright,
Principal
Carolyne Albert-Garvey
Resident Asst. Principal

November 23, 2004

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

Re: Application for Special Exceptions
4922-4930 Call Place SE, 4911-4927 C Street SE, 301 and 305 50th Street SE
(Square 5336, Lot #1, 27, 28, 29, 30, 31, 32, 33, 34, 35, 2001-2015)

It is with great pleasure that I write this letter of support for the renovations scheduled to take place at the property located on C Street, S.E. by the Ameridream Corporation. I have been at JC Nalle Elementary School for two years, and have worked as an educator in this community for nine years, and I know first hand the positive impact that renovating dilapidated buildings and structures can have on the morale and esteem of a community and most importantly, its' children. Hence, it is with eager and welcoming hope that I await the restoration and filling of the vacant properties, which are situated across from JC Nalle Elementary School's playground.

Since September, Ameridream has partnered with JC Nalle and has provided wonderful support for our students by purchasing school uniforms, involving them in the naming process for the new community, they have hosted a workshop for parents and interested community members about the new property, and we are currently collaborating to arrange home buying seminars for our parents to assist them in preparing to purchase a home when building commences. Many of our parents are excited with the prospect of owning their own home and we are excited about the new, wonderful children who will join our student body as the units are purchased by families attracted to this community.

I am truly thankful for the assistance and support Ameridream has offered to date, and look forward to what is to come as the property is renovated and our community is beautified.

If additional information is needed, please do not hesitate to contact me on (202) 645-7300. Thank You.

Tracy L. Wright,
Principal, JC Nalle Elementary School

H





I



C STREET ELEVATION



CALL STREET ELEVATIONS



50TH STREET ELEVATION

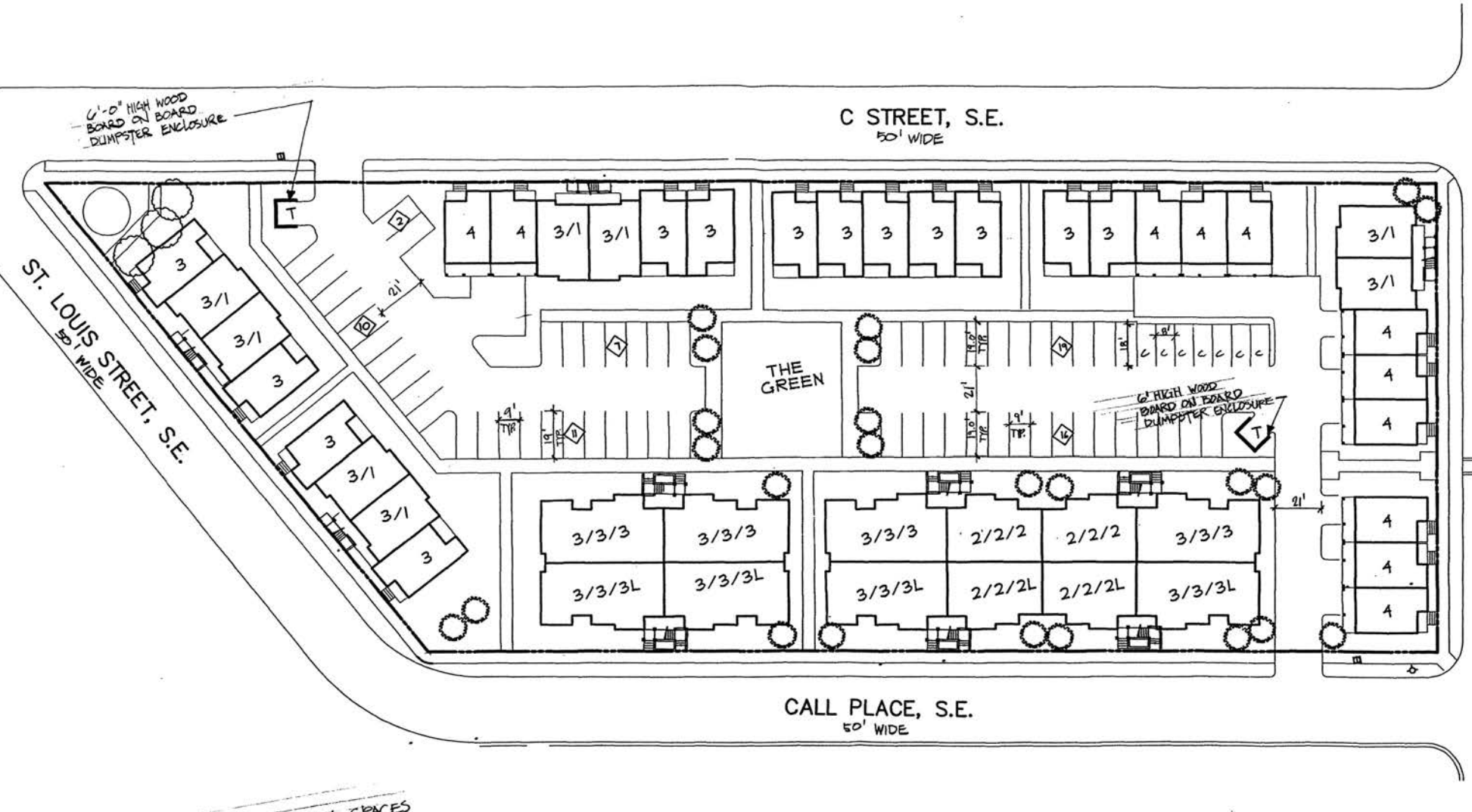


ST LOUIS STREET ELEVATIONS

EDG ARCHITECTS

AMBER OVERLOOK ELEVATIONS

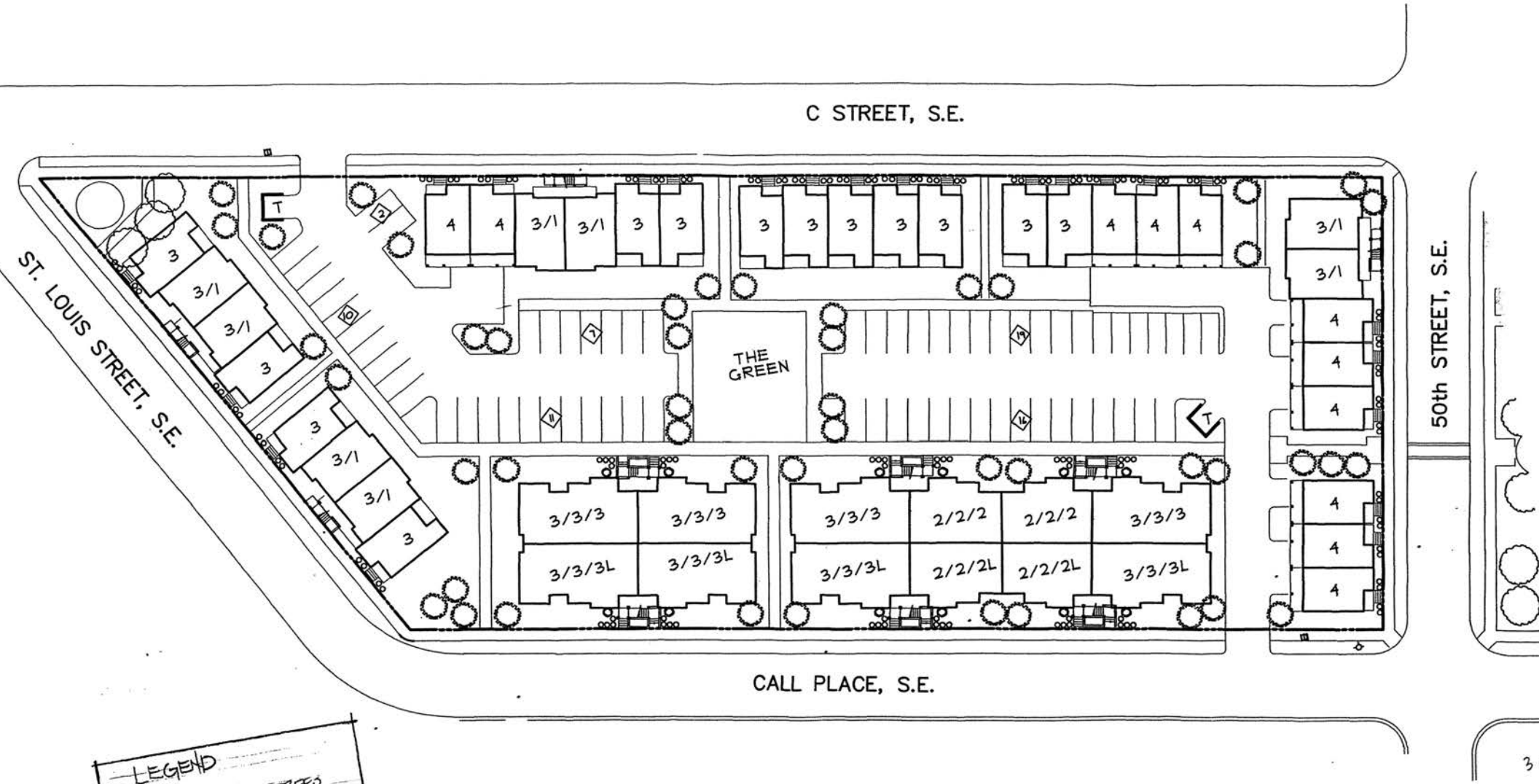
WASHINGTON DC



PARKING:
1 SPACE PER UNIT = 76 SPACES
• 65 ON-GRADE SPACES
• 11 GARAGES (IN 4 BR UNITS)
76 SPACES TOTAL

NO LOADING SPACE REQ'D.

AMBER OVERLOOK - SITE PLAN

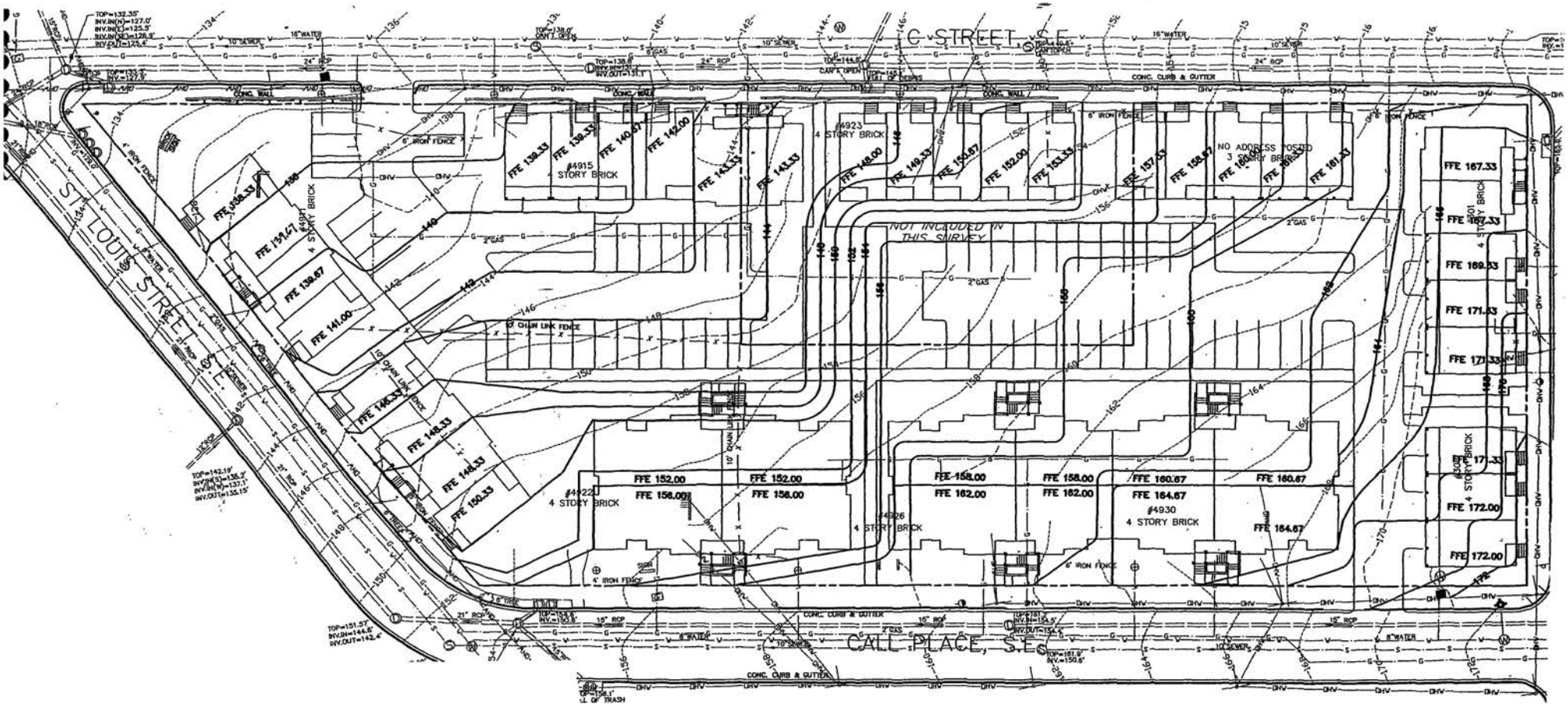


LEGEND

ORNAMENTAL TREES

FOUNDATION PLANTINGS

AMBER OVERLOOK - LANDSCAPE PLAN



AMBER OVERLOOK - EXISTING/PROPOSED TOPOGRAPHY

NOTE: BUILDING HEIGHTS SHOWN ON ELEVATIONS ARE MEASURED FROM THE CURB AT THE CENTER OF THE FRONT OF EACH BUILDING TO THE U/S OF THE TOP FLOOR CEILING.

OFFICE OF THE SURVEYOR

Washington, D.C., July 24, 2003

Plat for Building Permit of SQUARE 5336 LOTS 1 & 27-35

Scale: 1 inch = 40 feet Recorded in Books Co.6,145,146 & Microfilm Pages 39,106,10

Receipt No. 06020

Furnished to: AMERI DREAM

Surveyor, D.C.

By: L.M.A.

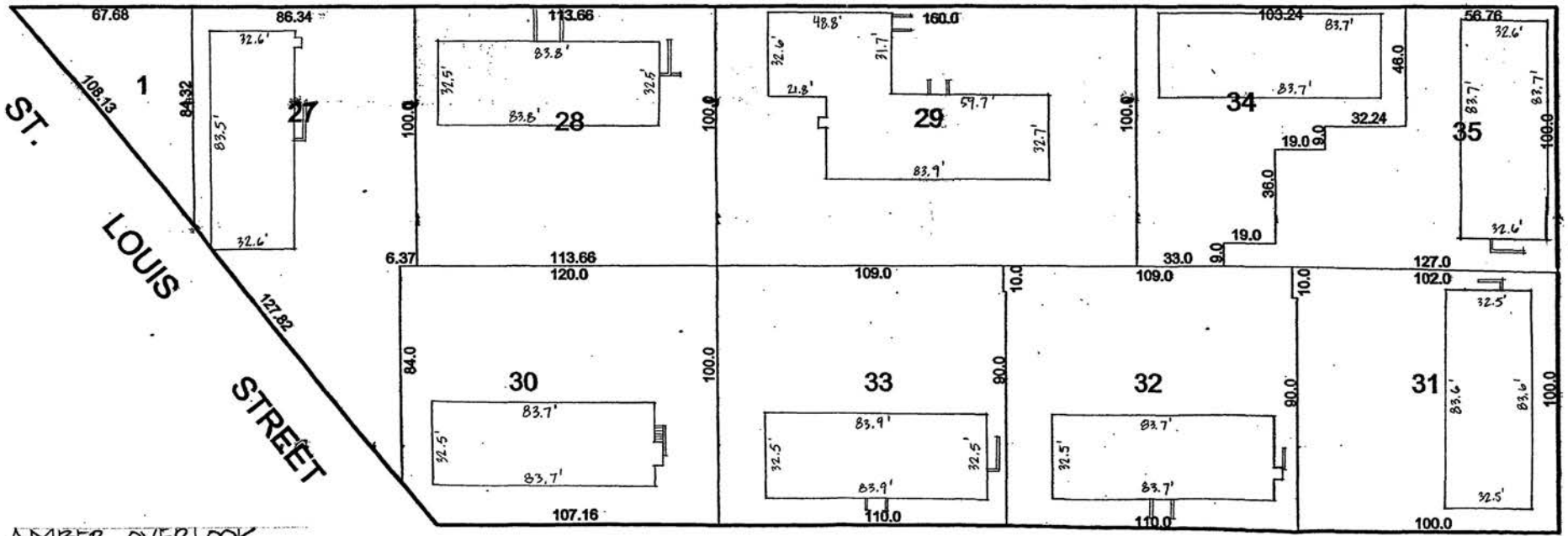
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



AMBER OVERLOOK
EX'G LOTS - EX'G BLDGS.

DISTRICT OF COLUMBIA GOVERNMENT

OFFICE OF THE SURVEYOR

Washington, D.C., July 24, 2003

Plat for Building Permit of SQUARE 5336 LOTS 1 & 27-35

Scale: 1 inch = 40 feet Recorded in Books Co.6,145,146 & Microfilm Pages 39,106,10

Receipt No. 06020

Furnished to: AMERI DREAM

Surveyor, D.C.

By: L.M.A.

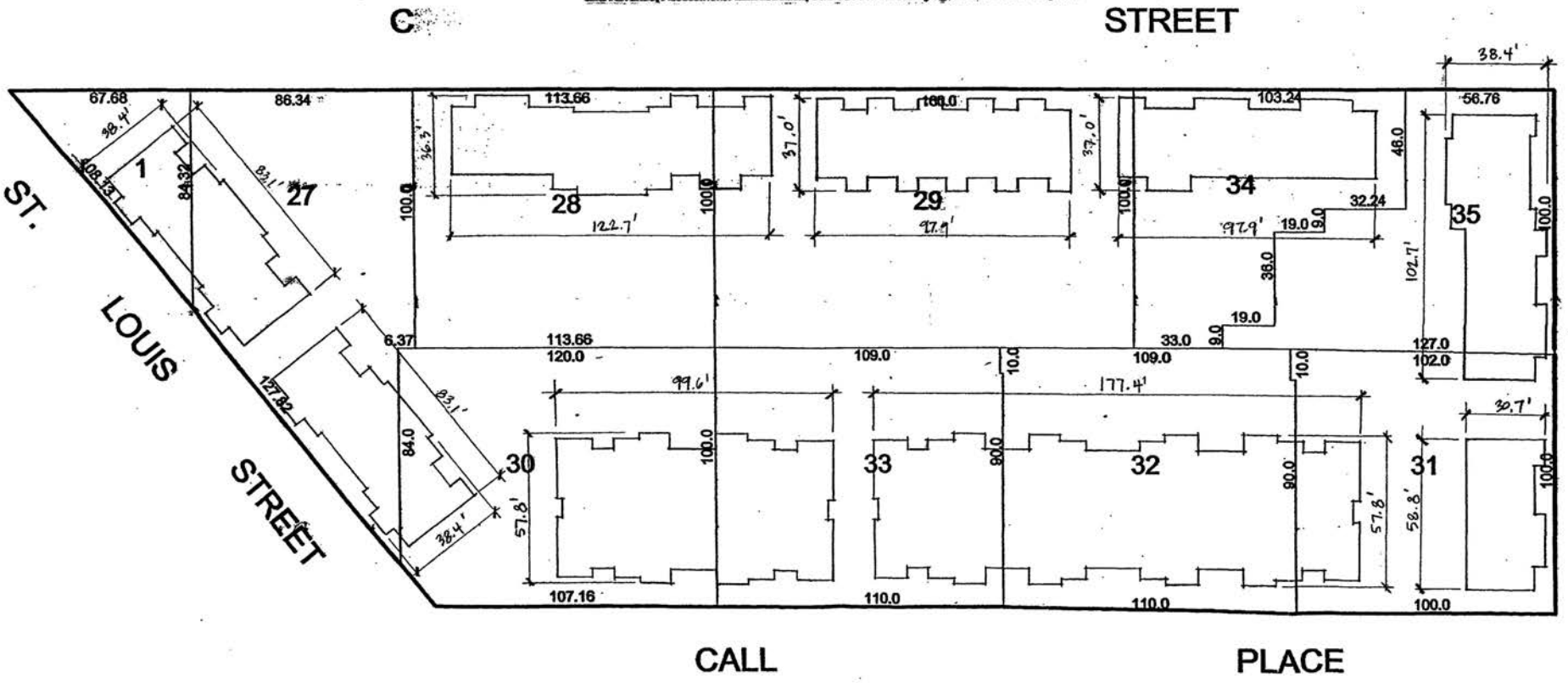
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required ~~by the Zoning Regulations will be reserved~~ in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____

(Signature of owner or his authorized agent)

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6 OF 15

AMBER OVERLOOK FAR/ LOT COVERAGE FOR THEORETICAL BUILDING SITES					
LOT	BLDG FOOTPRINT (GSF)	TOTAL BLDG AREA (GSF)	NEW LOT AREA (GSF)	F.A.R	BUILDING COVERAGE
	2560	6540	7227	0.90	35.42%
1	2560	6540	7227	0.90	35.42%
2	3760	10140	11205	0.90	33.56%
3	4348	14100	15581	0.90	27.91%
4	2860	6475	7155	0.90	39.97%
5	7852	25300	27956	0.90	28.09%
6	3000	7990	8829	0.90	33.98%
7	3160	9350	10332	0.90	30.58%
8	1800	5400	5972	0.90	30.14%
9					-
TOTALS	31900	91835	101484	0.90	31.43%
TOTAL SITE AREA:		101,464 SQ FT			

C STREET, S.E.

ST. LOUIS STREET, S.E.

50th STREET, S.E.

CALL PLACE, S.E.

CONC. WALL

LOT 1
Area=7,227 SF

LOT 2
Area=7,227 SF

LOT 3
Area=11,205 SF

LOT 4
Area=15,581 SF

LOT 5
Area=7,155 SF

LOT 6
Area=27,956 SF

LOT 7
Area=8,829 SF

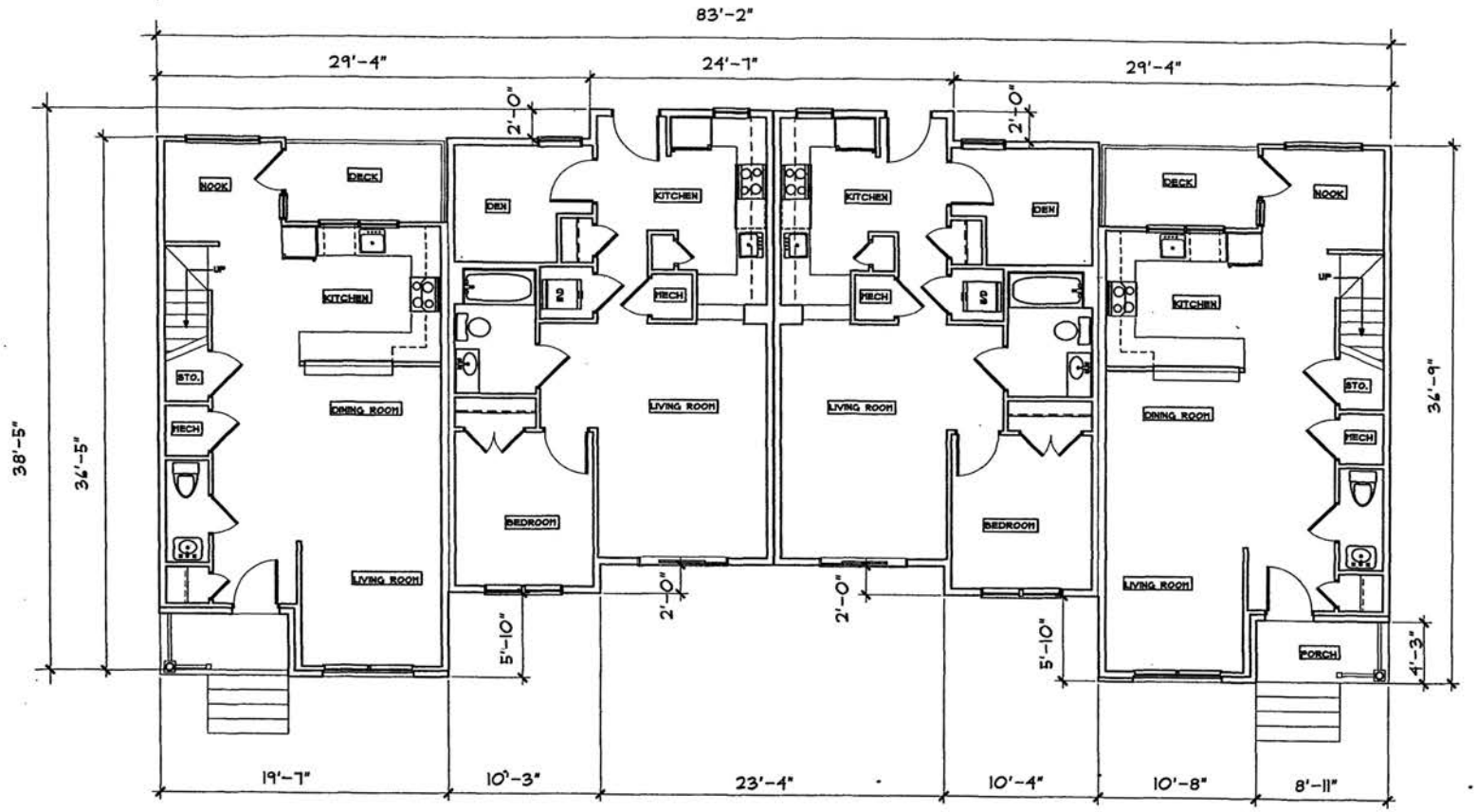
LOT 8
Area=10,332 SF

LOT 9
Area=5,972 SF

SETBACKS:
FRONT YARD: 0'
SIDE YARD: 8'
REAR YARD: 20'

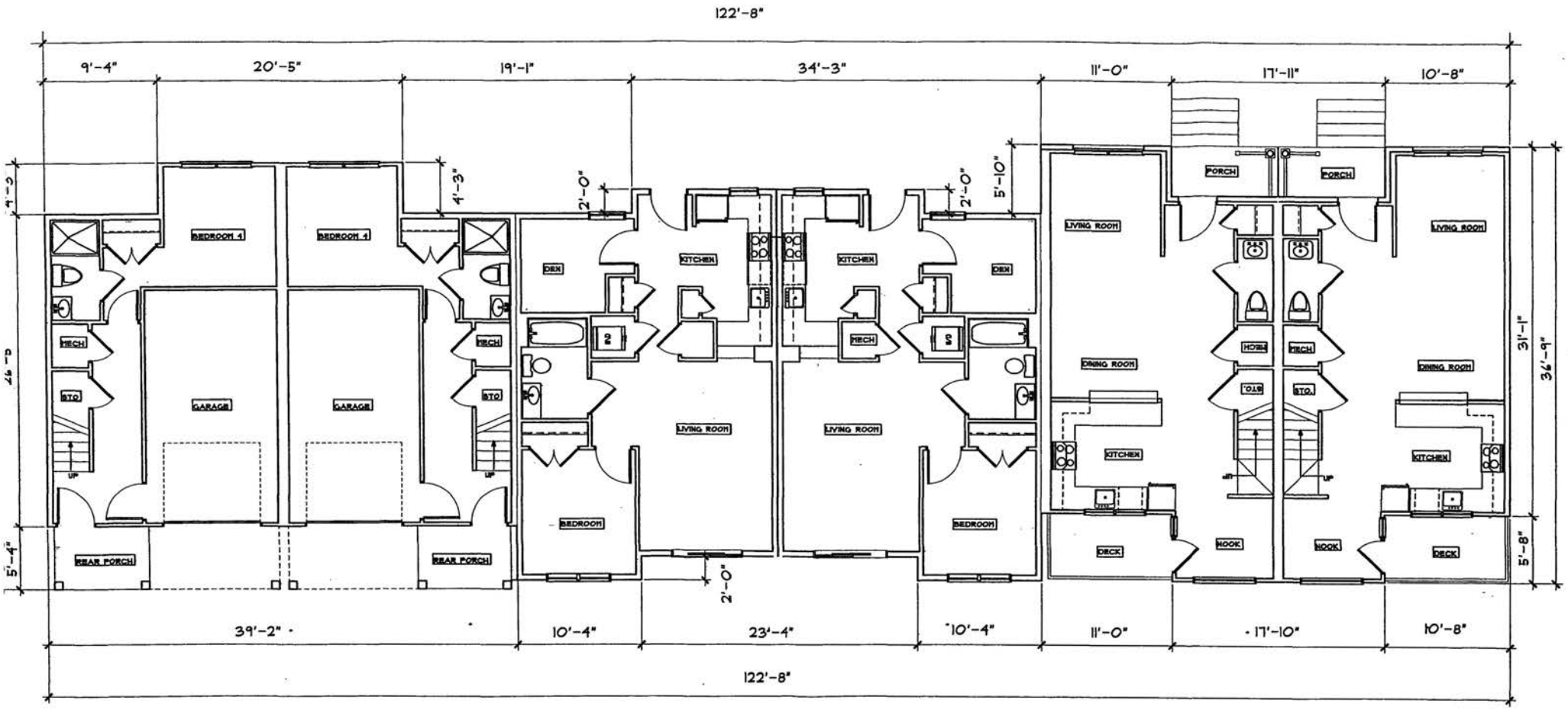
BUILDING HEIGHT: 28' TO 4/5 OF 3RD FLR. CEILING.

AMBER OVERLOOK - THEORETICAL BUILDING LOTS



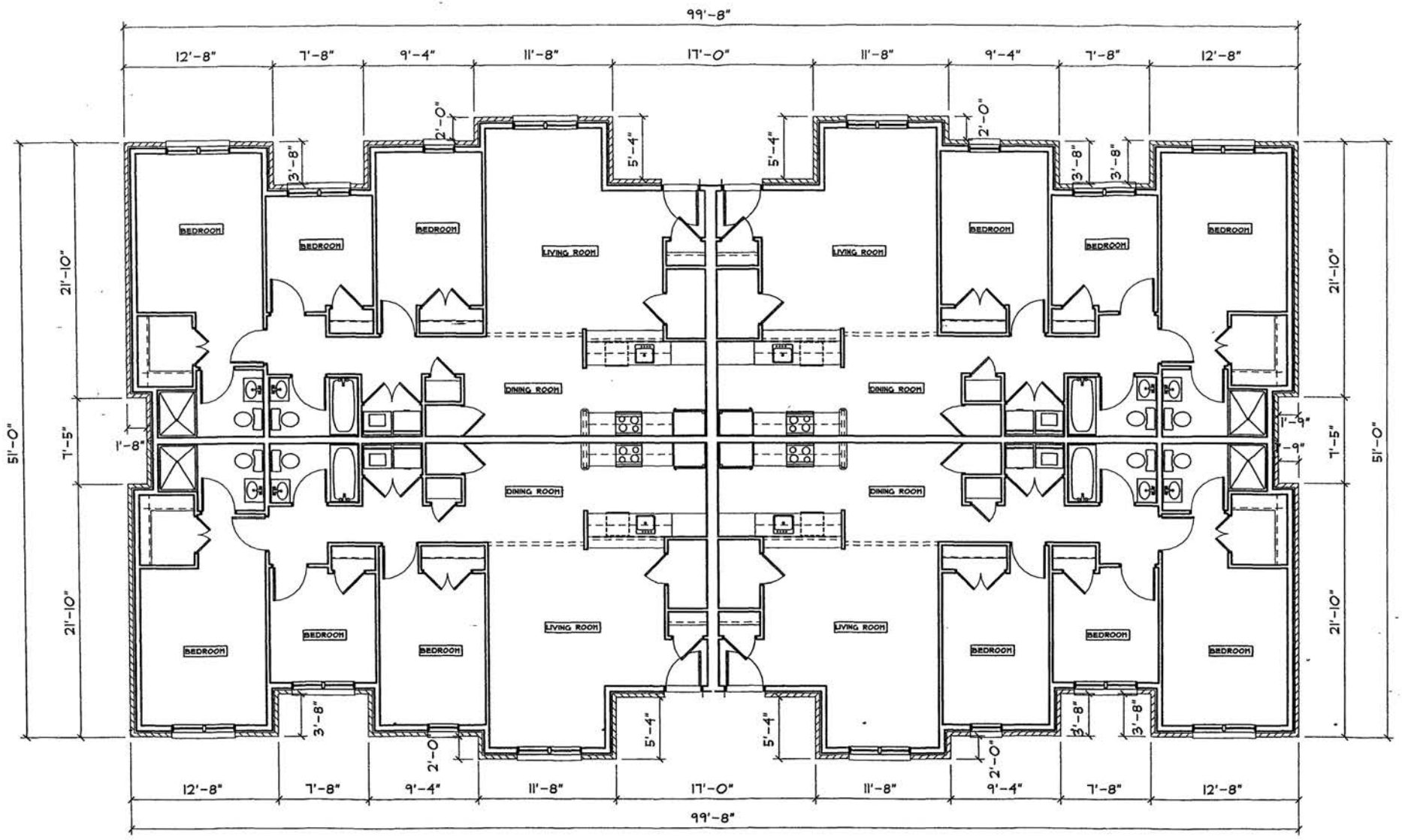
AMBER OVERLOOK - BUILDING PLANS - LOTS 1 & 2

NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 3

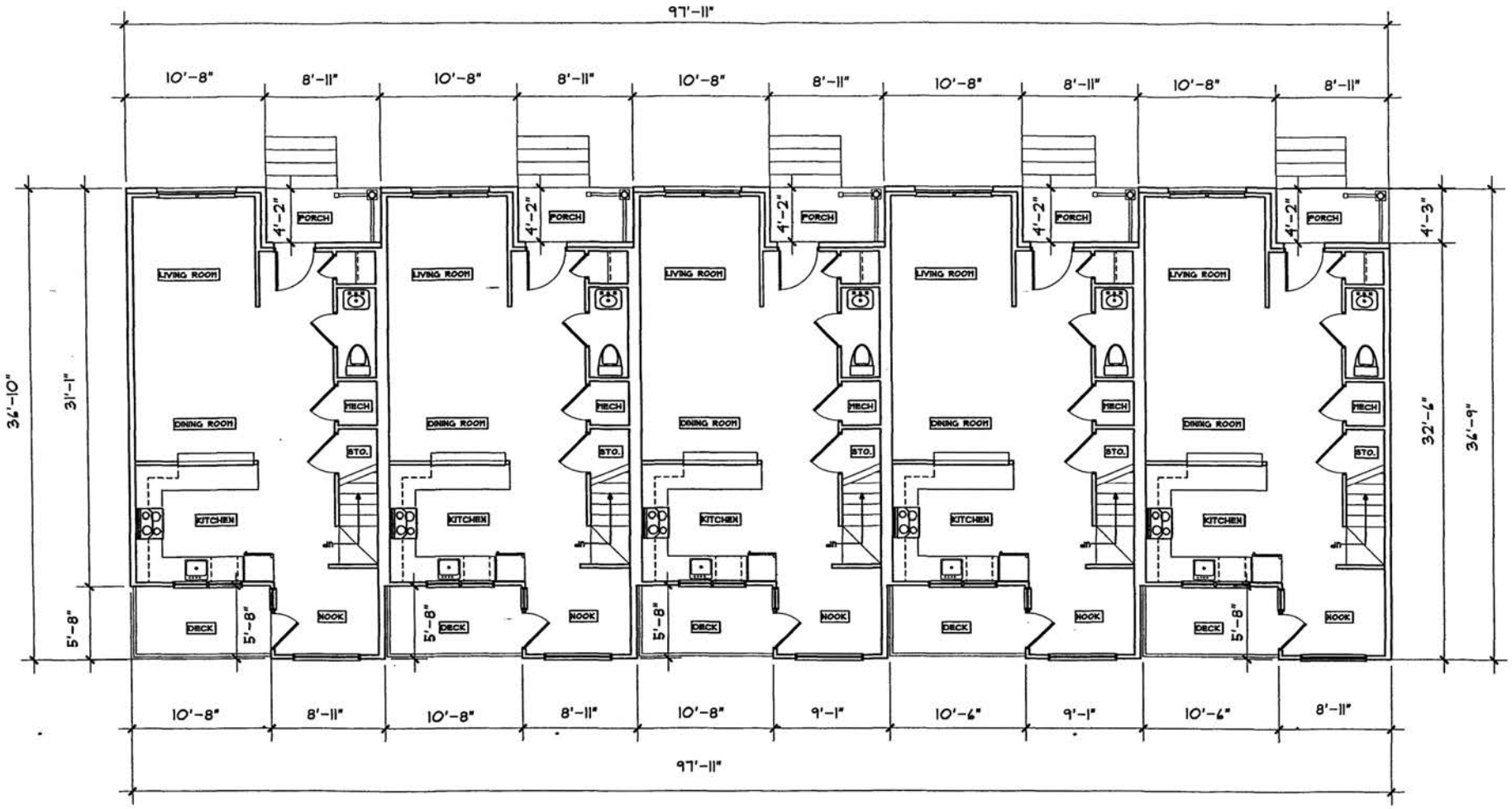
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 4

SCALE: 1/8" = 1'-0"

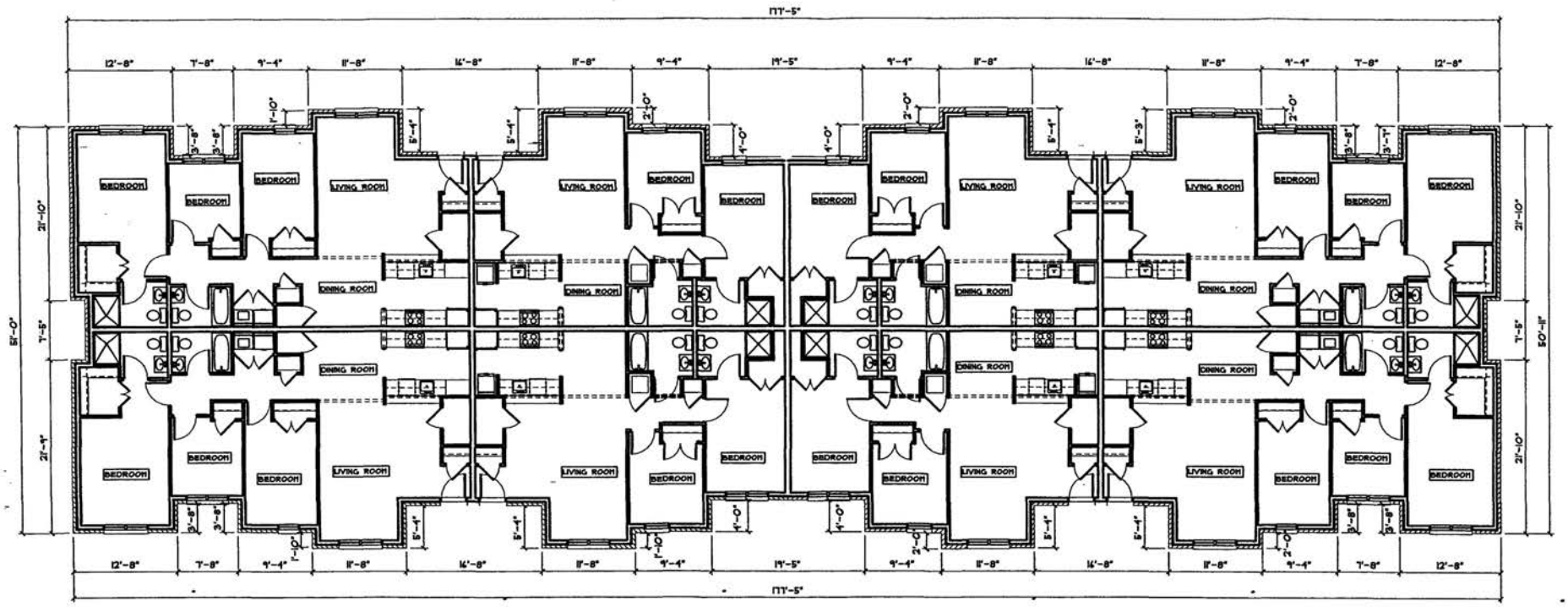
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 5

SCALE: 1/8" = 1'-0"

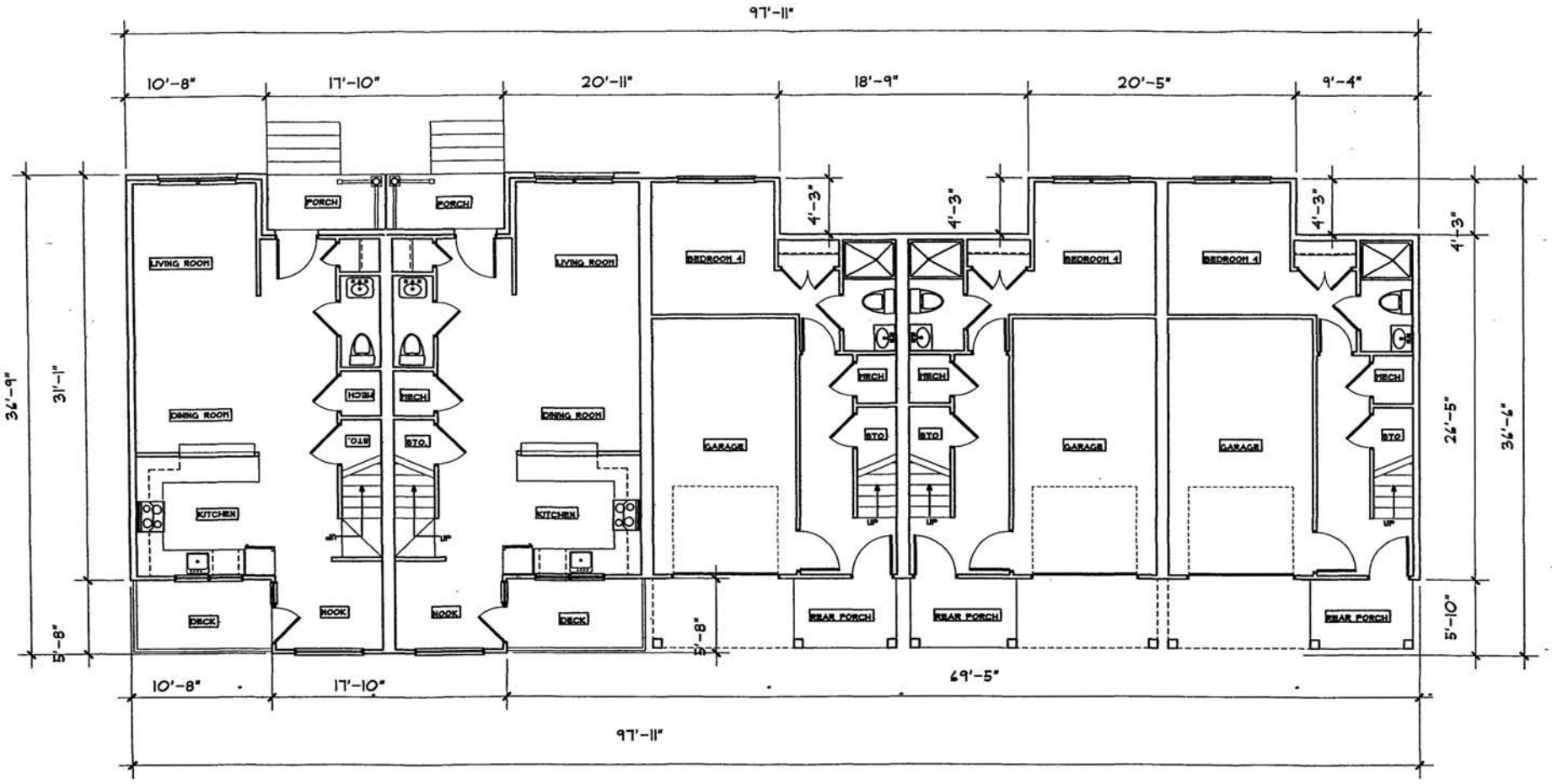
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 6

SCALE: N.T.S.

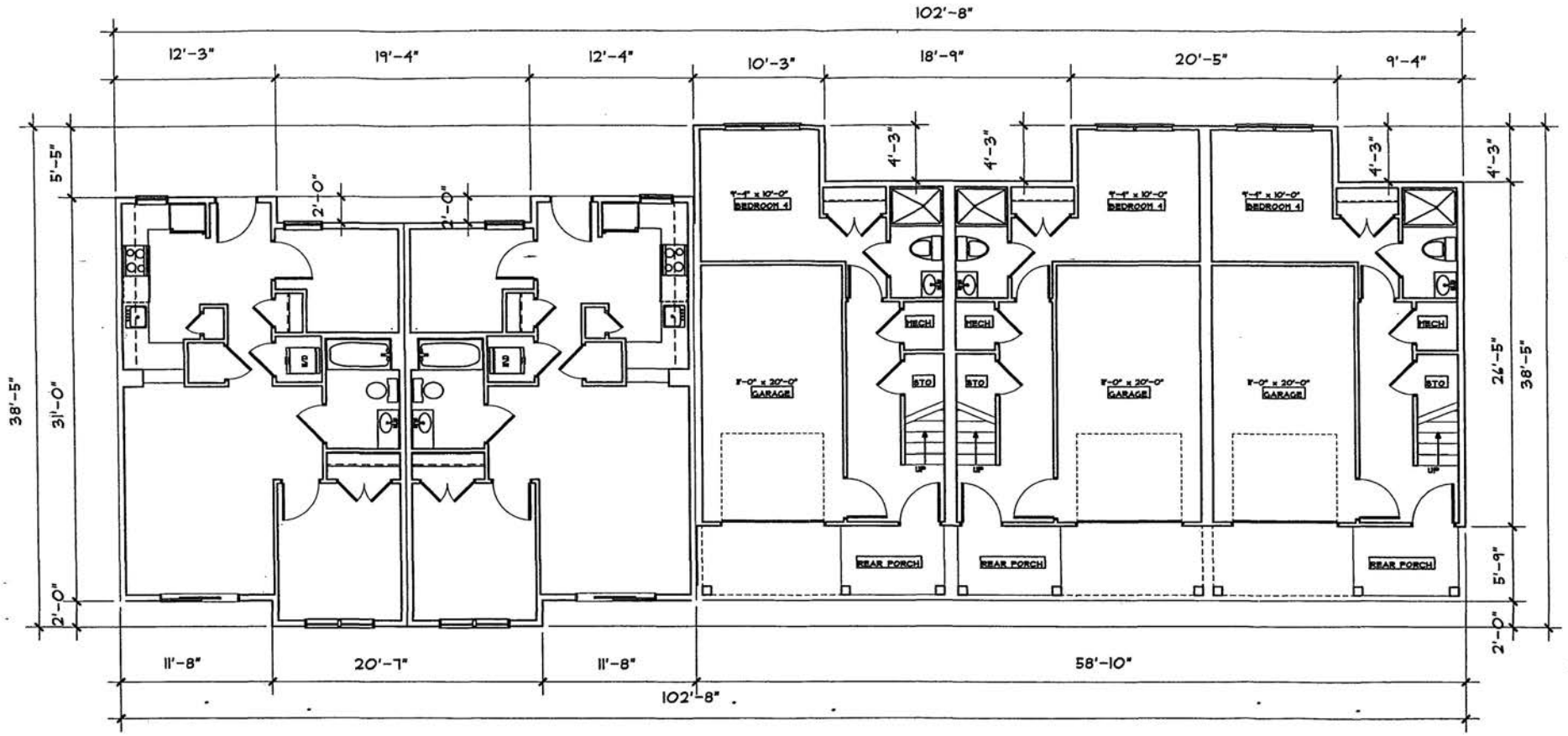
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 7

SCALE: 1/8" = 1'-0"

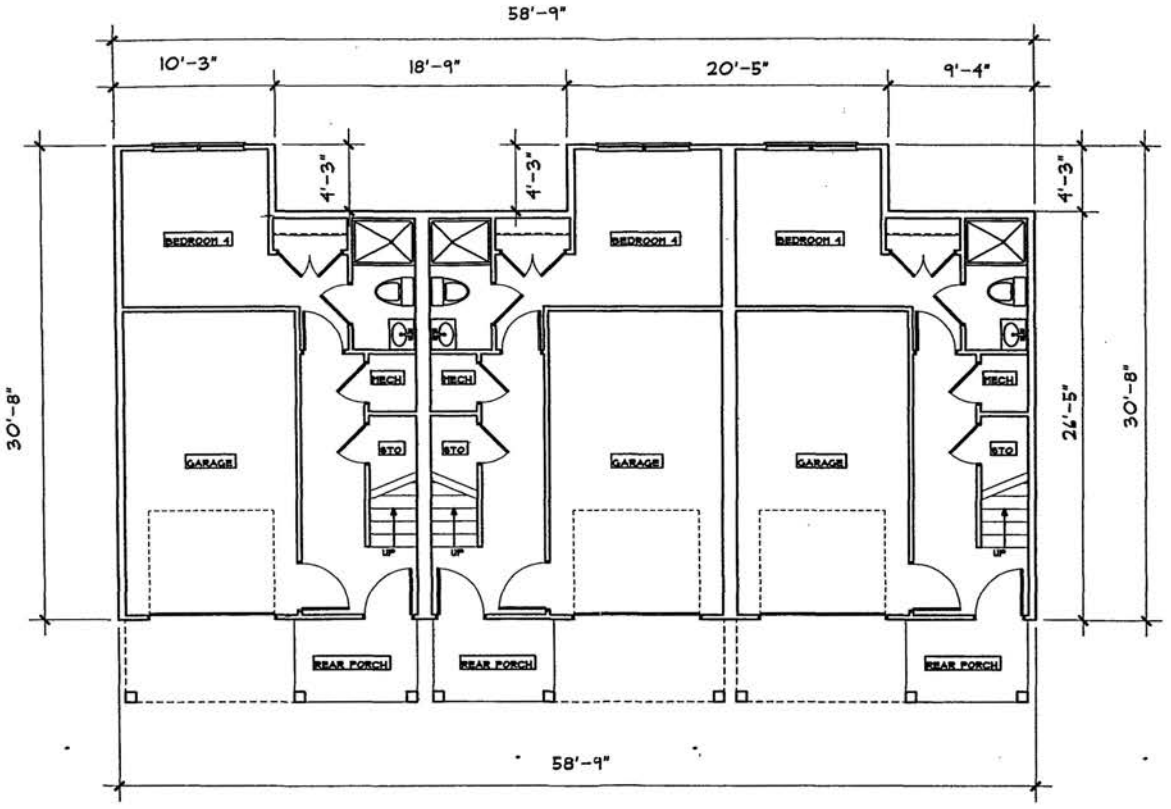
NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 8

SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.



AMBER OVERLOOK - BUILDING PLANS - LOT 9

SCALE: 1/8" = 1'-0"

NOTE: INTERIOR LAYOUTS SHOWN ON FLOOR PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING THE EXTERIOR ENVELOPE MAY OCCUR.