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July 12, 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

Re: 5300 block Queen's Stroll, SE (Square 5299, Lots 14 and 15)
BZA Case No. 17350 Prehearing Statement

Dear Mr. Griffis:

Enclosed is a Prehearing Statement and Revised Statement of Justification and Reasons in the subject case. Revised plans have been submitted.

Witnesses will be Eugene Martin, President, 54th Street Corporation, Reuben McCornack, Development Specialist, and Dennis E. Connors, AIA, Architect.

Please call if there are any questions.

Yours very truly,

Stephen N. Gell

Enclosures
cc: Eugene Martin
Reuben McCornack

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BZA
Case No. 17350
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17350
EXHIBIT NO. 26

PREHEARING STATEMENT

REVISED STATEMENT OF EXPLANATIONS AND REASONS

SUPPORTING AN APPLICATION TO THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA FOR SPECIAL EXCEPTION

PURSUANT TO SECTIONS 353.1, and 3104

OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

5300 block Queen's Stroll, SE
(Square 5299, Lots 14 and 15)

D.C. OFFICE OF ZONING
2005 JUL 13 AM 8:58

BZA Case No. 17350

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INTRODUCTION

This is a revised Statement of Explanation and Reasons supporting the application of 54th Street Corporation, (hereinafter "Applicant") for a special exception under Section 353.1 of the Zoning Regulations which requires approval by the BZA of new residential developments. The property is located at 5300 block Queen's Stroll, SE (Square 5299, Lots 14 and 15) in the R-5-A Zone District.

DESCRIPTION OF THE APPLICANT

54th Street Corporation is a District of Columbia Corporation which provides housing and social services to persons with disabilities. This project will be developed as a two-story apartment building providing subsidized housing for handicapped individuals.

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THE SUBJECT PROPERTY

A. Location and Description of the Property

The property which is the subject of this Application is cleared land located at the 5300 block Queen's Stroll (Drake Place), SE (Square 5299, Lots 14 and 15).

B. Area Surrounding the Property

The Property is in a residential area of multiple and single family dwellings. Its topography is characterized by rolling hills.

C. Zoning History and Use History

The area is zoned R-5-A. The property is subject to the Zoning regulations generally applicable to buildings in the R-5-A Zone District. No lot number has yet been assigned to it. The application for subdivision is pending.

REASONS IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTION

A. No Adverse Effects

There will not be substantial detriment to the public good and neighbors are supportive of the change requested here. Our plans, pictures, and testimony show, and will show, that there will be no appreciable impact on light and air available to adjacent and nearby properties. Secondly, the privacy of neighbors will not be unduly compromised. Thirdly, the project as viewed from Queen's Stroll and 54th Streets will not substantially visually intrude upon the character, scale, and pattern of nearby houses.

Finally, the addition will not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

B. Compliance with Section 410 of the Zoning Regulations of the District of Columbia.