

**ADVISORY NEIGHBORHOOD COMMISSION 7C
DISTRICT OF COLUMBIA GOVERNMENT
4651 NANNIE HELEN BURROUGHS AVENUE, N.E.
SUITE #2
WASHINGTON, D.C. 20019-3667**

Ph.: (202) 398-5100 F: (202) 398-5440

anc7c@verizon.net

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Thursday, February 18, 2010

Marc D. Loud, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

Re: ANC 7C's Letter of Support for Dix Street Corridor Revitalization Partners, LLC's BZA Application No. 18037 requesting variance and special exception relief at 400-414 Eastern Avenue, NE (Lots 17, 18, 19 in Square 5260), Lot 806 in Square 5260 (comprised of Lots 21, 22, 23, and 24, and a portion of Lot 25)) and 405 - 407 Dix Street, NE (Lots 2, 28, and 800 in Square 5260) (collectively, the "Property")

Dear Chairman Loud and Members of the Board:

On behalf of Advisory Neighborhood Commission 7C ("ANC 7C"), I am submitting this letter to express our support for the above-referenced BZA Application for the Property. ANC 7C understands that Dix Street Corridor Revitalization Partners, LLC (the "Applicant") is applying for (i) special exception relief to construct multi-family housing in the R-5-A Zone District (§ 353.1) and to construct more than one building on a single record lot (§2516.1), and (ii) variance relief from the number of parking spaces required for the R-5-A portion of the Property (§ 2101.1), the required size of parking spaces (§§2115.1 and 2115.10), the required groupings of compact parking spaces (§ 2115.4), and the requirement that each theoretical lot satisfy all open spaces and density requirements (§2516.4) in order to construct or renovate 60 residential units on the Property ("Project").

On Thursday, February 18, 2010, at its duly-noticed monthly meeting, ANC 7C voted to pass a resolution supporting the approval of BZA Application No. 18037. There was a unanimous vote to support this application. A proper quorum was present (i.e. four or more elected ANC 7C Commissioners were in attendance).

The Project will contain 60 residential units that will be constructed as town homes in eleven separate buildings on the Property. All units will be affordable housing. The Project will provide approximately 57 parking spaces, including 32 garage parking spaces and 25 surface parking spaces. The Project will have a maximum height of 40 feet, less than the 40 feet and 50 feet permitted under the Zoning Regulations in the R-5-A and C-2-A Zone Districts. The project will contain approximately 109,684 square feet of residential space.

We are pleased that the project includes the renovation of three of the abandoned buildings on the Property and the new construction of a townhouse community suitable for its urban location. The Property has long been underutilized and vacant. It detracts from the streetscape at the important Dix and Eastern Avenue and 61st and Eastern Avenue intersections. We believe the proposed project is good for the

CASE NO.

18037

EXHIBIT NO.

36

Board of Zoning Adjustment
District of Columbia
CASE NO. 18037
EXHIBIT NO. 36

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Whereas the Property is split-zoned R-5-A and C-2-A, has a steep topography, contains existing structures, and is oddly-shaped, it satisfies the exceptional condition standard for variance relief that would create practical difficulties for the Applicant if strict compliance with the Zoning Regulations was required;

Whereas the requested variances and special exceptions do not negatively affect the Zone Plan of the District, or the use of neighboring property in accordance with the Zone Plan and intent of the Zoning Regulations;

Whereas the proposed redevelopment of the property will achieve many of the goals and policies of the Zone Plan and the Comprehensive Plan;

Whereas the property has long been underutilized and vacant and detracts from the streetscape at the important Dix and Eastern Avenue and 61st and Eastern Avenue intersections;

Whereas the project returns the property to an active and beneficial use and is a much needed investment in the Deanwood community;

Whereas ANC 7C believes the proposed project should be encouraged on a site that can handle such additional development;

Whereas a proper quorum is present under the bylaws of ANC 7C;

Therefore, the ANC hereby votes unanimously to approve BZA Application No. 18037. The ANC will take such action by letter drafted for the subject property, and submit such letter to the Board of Zoning Adjustment.

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**Resolution of ANC 7C re: Dix Street Corridor Revitalization Partners, LLC's BZA
Application No. 18037 requesting variance and special exception relief for properties in
Square 5260**

Whereas the Applicant filed BZA Application No. 18037 to obtain special exception and variance relief for Lots 2, 17, 18, 19, 21, 22, 23, 24, 28, 800, and a portion of Lot 25 in Square 5260;

Whereas the Applicant proposes to renovate three of the existing structures on the property and construct eight additional structures, comprising 60 affordable townhouses;

Whereas the Project will provide approximately 57 parking spaces, including 32 garage parking spaces and 25 surface parking spaces and have a maximum height of 40 feet;

Whereas the project will contain approximately 109,684 square feet of residential space;

Whereas the Applicant requests the following relief:

- special exception relief to construct multi-family housing in the R-5-A Zone District under Section 353.1 of the Zoning Regulations;
- special exception relief to construct more than one building on a single record lot under Section 2516.1;
- variance relief from the number of parking spaces required for the R-5-A portion of the property under Section 2101.1;
- variance relief from the required size of parking spaces under Sections 2115.1 and 2115.10 and the required groupings of compact parking spaces under Section 2115.4; and
- variance relief from the requirement that each theoretical lot satisfy all open spaces and density requirements under Section 2516.4;

Whereas the Applicant has a hearing at the Board of Zoning Adjustment on March 2, 2010;

Whereas most of such relief is related to developer's design intent to bring an well-planned townhouse community to a vacant urban site and also relates to technical requirements for parking spaces;

U.S. CUSTOMS AND BORDER PROTECTION

Department of Homeland Security

FACSIMILE TRANSMITTAL

CD 2110-035

Date: Friday, February 19, 2010

Control Number:

TO	Name:	Mr Jeff Utz cc. Mr. Raymond Nix, AICP
	Organization:	Pillsbury Law Firm
	Fax Number:	202-663-8007
	Number of Pages (including cover):	5

FROM	Sender:	Khaliq Elhillali
	Originating Location:	ANC 7C
	Return Fax Number:	
	Voice Number:	703-989-8758

REMARKS	Mr. Utz, Attached you will find the resolution from Advisory Neighborhood Commission 7C regarding BZA application No. 18037 (Dix Street Coorddior Revitalization) Thank you

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