

October 7, 2024

D.C. Board of Zoning Adjustment
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: BZA Application No. 7096A
Van Ness LP (the “**Applicant**”)
4400 Connecticut Avenue NW and 3415 Yuma Street NW
(Square 1971 Lots 2 and 26)
Prehearing Statement

Dear Members of the Board:

This letter is submitted on behalf of the Applicant in support of the above-referenced application. 11-Y DCMR § 300.15 provides that, in relevant part:

“[n]o later than thirty (30) days before the date of the hearing for the application, the applicant shall file with the Board any supplemental statements, information, briefs, reports (including reports or statements of expert and other witnesses), plans, or other supplemental material that the applicant may wish to offer into evidence at the hearing.”

By way of this correspondence, we respectfully submit that the Applicant does not wish to provide any additional statements or materials in advance of the public hearing on the application. The information provided in the Applicant’s initial application (Exhibits 1, 3, 5 – 22) fully demonstrates that the Applicant has met the burden of proof in this case.

Since submitting the application, the Applicant has continued to coordinate with OP, DDOT, ANC 3F. To date, no concerns have been raised to the Applicant’s attention by any agency, organization, or individual.

Update on Coordination with ANC 3F

On September 17, 2024, the Applicant presented the application to ANC 3F during its regular, duly noticed public meeting. Following a brief presentation, ANC 3F asked the Applicant a few questions regarding future plans for the Garage Lot and Hotel Lot, whether the existing car rental establishment currently on the Garage Lot could be accommodated on the Hotel Lot, and whether the Applicant anticipated any issues resulting from the proposed parking reduction and extinguishment of the parking covenant.

In response, the Applicant stated that the hotel on the Hotel Lot is expected to remain for the foreseeable future and that the Applicant, which currently owns the Garage Lot, has no plans to change the use or redevelop the Garage Lot. The Applicant stated that it is pursuing the subject application to: (i) reduce the number of required parking spaces for the hotel to an amount that is well within current zoning requirements and can be fully accommodated on the Hotel Lot itself, and (ii) to modify the condition in Order No. 7096/7097 to allow extinguishment of the parking covenant required under said condition to clear title for the Garage Lot in preparation for a future fee simple sale when market conditions improve. The Applicant stated that the existing car rental establishment cannot be accommodated on the Hotel Lot since the existing spaces will be needed for hotel guests and employees should the Board approve the application; however, it is anticipated that the car rental establishment will remain in its current location while the Applicant owns the Garage Lot.

Regarding potential issues, the Applicant stated that in preparing the application it assumed the community might be interested in understanding: (i) whether existing parking on the Hotel Lot was sufficient to meet current hotel parking demand, and (ii) what future use would be established on the Garage Lot. In response, the Applicant stated that the Hotel Lot provides a total of 41 parking spaces, and that year-to-date the hotel has averaged a parking demand of approximately 32 spaces (inclusive of hotel guests and employees). As for future plans, the Applicant reiterated that it has no intention to redevelop the Garage Lot, and that per the proposed modification to the condition in Order No. 7096/7097, use of the existing parking garage by a future owner would be solely limited to non-required hotel parking for so long as the garage exists. Any redevelopment of the Garage Lot conducted by a future owner would be subject to the zoning in effect at that time.

ANC 3F is scheduled to deliberate and vote on the application at its regular public meeting on October 15, 2024.

Thank you for your considerate attention to this matter

Sincerely,

/s/
Christine A. Roddy

Certificate of Service

The undersigned hereby certifies that the foregoing document was delivered by electronic mail to the following addresses on October 7, 2024.

/s/
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