Zoning Hearing Statement - Z.C. CASE NO. 00-27

a) Robert M. Cardis
1717 19th St., NW Apt. 21
Washington, DC 20009
(202) 232-6131

on behalf of

William W. Beckett
36 Winston Drive
Belleair, FL 33756
(727)584-9547

b) I hereby request to appear and participate as a party;

c) I will appear as a proponent of the application;

d) I will not appear through legal counsel;

e) I will be sole witness;

f) Refer to written statement, below;

g) N/A;

h) 3 minutes;

i) Written Statement

I am the Registered Agent for and will be appearing on behalf of William W. Beckett, General Partner of 1121 24th St., NW Limited Partnership, owner of Lot 831 of Square 37. Mr. Beckett will be out of the area and requested that I appear in his stead.

1121 is a 46 unit apartment building built in about 1925. It is a 4-story, walk-up without an elevator. It does not have central air conditioning and is centrally metered for electricity. The building is obsolete in terms of kitchens, baths, halls and laundry facilities and generally shows its 79 year age. It has only two parking spaces. It is not practicable to substantially rehabilitate and modernize the existing building.

Mr. Beckett, however, has no plans to either sell the building or reconstruct another building on the 8,400 square foot site. While the building will not last and be useful as an apartment building indefinitely, the zoning of the land is intended to be permanent.

The existing building is a lawful, non-conforming use in the R-5B zone with an actual FAR of 3.47. Nothing would be gained which would encourage ultimate redevelopment of the site if it is rezoned to R-5D with an allowable FAR of 3.5. However, rezoning to R-5E with a FAR of 6 would allow for an eventual, practical re-development of this lot. Moreover, the two adjacent townhouses immediately to the south of Lot 831 would not have a practical opportunity to redevelop without an assembly with 1121. Thus the R-5Ewould be critical for both 1121 and the two adjacent lots.

The small acreage in the south portion of Square 37, should, we submit be rezoned to a single category. Assembly of land, possibly including the library and/or the police facility, no doubt incorporated into a larger building, simply makes practical sense as an eventual possibility and offers obvious advantages to both facilities. Piecemeal rezoning to different categories would tend to militate against such possibility. Furthermore, to have different zones of a few acres, each adjacent to each other in a comprehensive rezoning would be inconsistent with the expansive zoning pattern elsewhere in the West End and other areas of the city.

For the foregoing reasons, we urge that the rezoning be granted in the R-5E category for the entire south portion of Square 37.

ZONING COMMISSION
District of Columbia
CASE NO. 00-27
EXHIBIT NO. 38

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.58