

**Government of the District of Columbia
Advisory Neighborhood Commission 7C
4651 Nannie Helen Burroughs Avenue, NE, Suite 2
Washington, DC 20019**

July 12, 2017

Zoning Commission for the
District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Office of the Surveyor for the
District of Columbia
1100 4th Street, SW
Washington, DC 20024

**RE: The Warrenton Group
ZC Case No. 17-10 / Strand Residences PUD and Related Map Amendment
S.O. 05785 / Alley Closing in Square 5196**

To Whom It May Concern:

At its regularly scheduled and properly noticed meeting on June 8, 2017, Advisory Neighborhood Commission (“ANC”) 7C considered the above-referenced applications necessary to facilitate the redevelopment of the property located at the southwest corner of the intersection of Nannie Helen Burroughs and Division Avenues, NE, adjacent to the Strand Theater (the “Property”). ANC 7C voted 6-0-1 to support the applications.

The Warrenton Group proposes to redevelop the Property with a six-story apartment house that will contain approximately 86 units for households not exceeding 60% of the median family income (“MFI”). The density for the PUD will be approximately 4.61 FAR; the maximum building height will be 68’. The building will have 17 parking spaces.

The proposed development, which includes the restoration of the historic Strand Theater, is critical to the revitalization of the neighborhood. Also, the scale and density of the proposed building is compatible with the surrounding neighborhood. Finally, the project benefits and amenities, which include 28 replacement units for Lincoln Heights and Richardson Dwellings, are commensurate with the development flexibility achieved for the subject property through the PUD process.

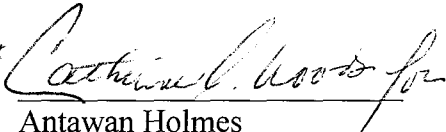
The alley to be closed has a land area of approximately 2,042 square feet and is unnecessary for alley purposes. The proposed alley closing will not disrupt the public alley system and will not interfere with access to or from any other development in the Square, particularly because the Applicant proposes to dedicate a public alley easement measuring 103 feet, 8 inches by 15 feet (approximately 1,555 square feet) extending from Division Avenue. In addition, access to the Sargent Memorial Presbyterian Church, the only other property abutting the alley to be closed, is currently provided via an existing curb cut along Nannie Helen Burroughs Avenue and not the alley to be closed.

ZC Case No. 17-10
S.O. 05785
July 12, 2017

In light of the foregoing, ANC 7C urges the approval of (1) ZC Case No. 17-10, seeking approval of a PUD and related map amendment on the Property; and (2) the alley closing under S.O. 05785, which is necessary to facilitate the proposed development.

Sincerely,

ADVISORY NEIGHBORHOOD
COMMISSION 7C

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Antawan Holmes
Chairperson

* *Vice Chairperson*