

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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Memorandum

TO: District of Columbia Zoning Commission
FROM: Maxine Brown-Roberts *MBR*
Development Review Specialist
DATE: June 14, 2007
SUBJECT: ZC Application #06-34 (Comstock East Capitol, LLC)
Zoning Map Amendment and Consolidated PUD
1705-1729 East Capitol Street, S.E. (Square 1096, Lots 51-55)

The attached letter was submitted to the Office of Planning from Dr. Lucius M. Dalton on behalf of the Mt. Moriah Baptist Church in support of Zoning Commission Case #06-34.

ATTACHMENTS:

1. Letter from Mt. Moriah Baptist Church

/mbf AICP

ZONING COMMISSION
District of Columbia
CASE NO. 06-34
EXHIBIT NO. 45



Mt. Moriah Baptist Church

1636 EAST CAPITOL STREET, N.E. * WASHINGTON, D.C. 20003
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May 31, 2007

Ms. Maxine Brown-Roberts, AICP
D.C. Office of Planning
801 North Capitol Street, N.E.
Suite 400
Washington, DC 20002

RE: ³⁴ ZC 06-36 Comstock East Capitol Street

Dear Ms. Brown-Roberts:

With respect to the above referenced PUD application, on behalf of the Mt. Moriah Baptist Church (owners of #2 17th St., S.E.) I would like to register our support for Comstock's application and the requested flexibility under the PUD guidelines. We specifically support the requested flexibility for lot occupancy and rear yard setback, as we believe the proposed design allows for increased side yards, light, and air and is preferable to the existing and by-right condition.

Our support is conditioned upon Comstock modifying its application to include the following items as a condition of approval of the PUD application:

1. The placement of all outdoor air conditioning units on the roof of the building.
2. The asphalt patching and topping of the existing alley at the rear of the building, if allowed by DDOT.
3. The conversion of the alley to one-way traffic, if allowed by DDOT.
4. The provision of additional lighting in the alley. Building-mounted lighting is acceptable.
5. The installation of a minimum of two trash receptacles on the applicants property along East Capitol Street, to be maintained by the proposed Comstock project.
6. Exterior and interior improvements to the Mt. Moriah Seniors Housing Project at #2 17th St, S.E. Comstock shall commit \$15,000 toward these improvements with payment to be made after demolition of the existing building on the property and prior to any construction of the new building.

We believe that with these modifications, the proposed project would make a significant Comstock contribution to our neighborhood as well as the District of Columbia and we fully support the Zoning Commission's approval of the application.

If you should have any questions regarding this letter, please feel free to contact me at 202-544-5588. Thank you for your consideration of these items.

Sincerely,

Lucius M. Dalton

Dr. Lucius M. Dalton
Senior Pastor