

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 15345 of the D.C. Department of Housing and Community Development, pursuant to 11 DCMR 3108.1, for special exception under Section 401.3, 215 and 2514.2 to determine the minimum lot area and width requirements, to locate accessory parking spaces elsewhere other than on the lot on which the main use is located, and to allow an accessory use to be extended to a portion of the lot in the more restrictive use district for the construction of a hospital of 130 beds in an R-2 and R-5-A District at premises 4901 Benning Road, S.E., (Square 5359, Lots 307 and 827).

HEARING DATE: July 25, 1990
DECISION DATE: September 5, 1990

FINDINGS OF FACT:

1. The subject site is known as premises 4901 Benning Road, S.E., (Square 5359, Lots 307 and 827). It is bounded by Benning Road to the east, G Street to the north, Hanna Place to the south, and the Jones Memorial Methodist Church, the cul-di-sac of Hilltop Terrace, a single-family home and a 20 foot wide public alley to the west. The site is split-zoned with the R-5-A District on the eastern portion and the R-2 District on the western portion of the site.

2. The site is presently vacant and unimproved. It contains an area of approximately 179,150 square feet or approximately 4.5 acres of land, and a lot width of approximately 450 feet along Benning Road and a depth of approximately 400 feet. The site is wooded, and has a topography that rises from Benning Road toward the westernmost portion of the site approximately 50 feet.

3. The surrounding area contains a mix of uses, including a number of apartment buildings and multi-story garden apartment complexes, single-family dwellings, semi-detached dwellings, community houses, churches, schools and retail and service businesses in the Benning Heights Community in the southeast sector of the city. Immediately to the north across G Street along Benning Road to 49th Street is a pocket of commercial uses containing retail and service businesses in the C-1 zone. Immediately to the south across Hanna Place is a vacant site owned by the D.C. Government. Further to the south, at Benning Road and H Street is another pocket of commercial uses in the C-1 zone. To the west of the site is the Jones Memorial Methodist Church and a residential area of single-family dwellings in the R-2 District to the west and south. To the east are single-family dwellings and low rise garden apartment complexes including a federal housing project in the R-5 District. The Benning Road corridor between

East Capitol Street and Southern Avenue is generally characterized by commercial, institutional and residential uses in the C-1 and R-5-A District and areas of R-2 zoning behind.

4. The R-5-A District permits matter-of-right single-family detached and semi-detached dwellings, and with the approval of the Board of Zoning Adjustment, low density development of general residential uses including rowhouses, flats, apartments to a maximum floor area ratio (FAR) of 0.9, a maximum lot occupancy of 40 percent, and a maximum height of three stories in 40 feet. The lot area and lot width in an R-5-A District are subject to approval by the Board.

5. The R-2 District permits matter-of-right development of single-family detached and semi-detached dwelling units with a minimum lot area of 3,000 square feet, a minimum lot width of 30 feet, a maximum lot occupancy of 40 percent, and a maximum height of three stories in 40 feet.

6. The applicant is requesting special exceptions from the provisions of Section 215 and Sub-section 401.3 and 2514.2. The granting of such special exceptions is predicated upon the following findings:

Section 215

- 215.2 Accessory parking spaces shall be in an open area.
- 215.3 Accessory parking spaces shall be located in their entirety within two hundred feet (200') of the area to which they are accessory.
- 215.4 Accessory parking spaces shall be contiguous to or separated only by an alley from the use to which they are accessory.
- 215.5 All provisions of Chapter 23 of this title regulating parking lots shall be complied with.
- 215.6 It shall be economically impracticable or unsafe to locate accessory parking spaces within the principle building or on the same lot on which the building or use is permitted.
- 215.7 Accessory parking spaces shall be so located, and facilities in relation to the parking lot shall be so designed, that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions.

Sub-section 401.3

In the R-5-A District, the minimum lot area and minimum width of lot will be as prescribed by the Board.

Sub-section 2514.2

If approved by the Board, the regulations applicable to that portion of a lot located in a lesser restrictive use district that controls the use, height, and bulk of structures and the use of land may be extended to that portion of the lot in a more restrictive use district; Provided, that the following requirements shall be met:

- (a) The extension shall be limited to that portion of the lot in the more restrictive use district but not exceeding 35 feet;
- (b) Any portion of the lot located in R-1 or R-2 District shall be deemed to be limited to a floor area ratio (FAR) of four-tenths (0.4);
- (c) The extension shall have no adverse effect upon the present character and future development of the neighborhood; and
- (d) The Board may impose requirements pertaining to design, appearance, screening, location of structures, lighting, or any other requirements it deems necessary to protect adjacent or nearby property.

Pursuant to Sub-section 3108.1, the Board is authorized to grant special exceptions where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps, subject in each case to the special conditions specified in this title.

7. The applicant proposes to construct a three-story plus basement/cellar, 130-bed specialty hospital for the treatment of chemical dependency and related illnesses, with a 130 space accessory parking lot and two basketball courts. The proposed building would have a height of approximately 31 feet, an FAR of 0.35 and a lot occupancy of 10.3 percent.

8. The proposed site plan indicates that the hospital building would be located in the southeast quadrant of the site near the intersection of Benning Road and Hanna Place, S.E. The 130 space parking lot would be located north of the hospital

building along Benning Road to G Street, S.E. vehicle access to the site is from Benning Road near G Street. A curb cut for fire access is provided from G Street to the parking lot. Loading facilities are provided on the south side of the hospital building with access from Hanna Place. A plaza and two outdoor basketball courts are located immediately west of the hospital building. A 10 foot retaining wall is used to cut-out level ground for the basketball courts into the sloping grade. The remainder of the site, the western portion, will remain as open space.

9. The site is split zoned R-5-A and R-2. The proposed hospital building in its entirety would be located in the R-5-A zoned portion of the site with some portions of the two basketball courts and 46 of the 130 parking spaces would be located in the R-2 portion.

10. A hospital use is permitted as a matter-of-right in the R-5-A District. The applicant's requests are for special exceptions to allow the 46 accessory parking spaces in the R-2 District and the extension of the two basketball courts 35 feet into the R-2 District. The applicant is also requesting a special exception for lot area and width as required in the R-5-A District. Section 401.3 requires the Board to prescribe the lot area and lot width on a lot by lot basis for each development.

11. Based upon a December 20, 1971 memorandum from the Board's Administrative Officer to the Acting Zoning Administrator, which was made part of the record, the Board finds that in prescribing the minimum lot area and lot width in an R-5-A District, this Board has determined that the regulations of the R-4 District are applicable. This Board has also previously determined that an applicant, seeking a special exception under Section 401.3 for a project in an R-5-A District, has met the burden of proof where he could have satisfied the less-stringent requirements for the R-4 District. See Board of Zoning Adjustment Order No. 14635 (September 2, 1987).

12. The Board finds that the proposed project would meet the lot area and width requirements of the Zoning Regulations if the property were located in the more restrictive R-4 District, where a hospital is also permitted as a matter-of-right. The minimum permitted lot area in the R-4 District is 4,000 square feet and the minimum permitted lot width is 40 feet. The Board also finds that the size and width of the subject site exceeds the requirements for all residential districts, including the most restrictive R-1 District. The lot area and lot width are more than sufficient to accommodate the building, recreation space, and the required number of parking spaces, while leaving adequate open space on the site.

13. The Zoning Regulations require 130 off-street parking spaces and 130 spaces are provided. Forty-six of the 130 spaces

provided are located in the R-2 zoned portion of the site. The Board finds that the evidence and testimony of record indicates that the requirements of Section 215 of the Zoning Regulations are met. Specifically, in accordance with sub-section 215.2, the proposed surface parking lot for the hospital will be in an open area. In accordance with Section 215.3 all required accessory parking spaces on the site will be located within 200 feet of the hospital's location in the R-5-A zone. All proposed accessory parking spaces will be contiguous to the hospital on the R-5-A land, as required under sub-section 215.4.

14. The proposed project complies with Section 215.5, by meeting all of the requirements of Section 2303.1. The Architect's testimony indicated that the parking lot, access lane and driveways for delivery vehicles and fire department vehicles, will be maintained with bituminous concrete materials or a structural equivalent which form an all-weather surface, a minimum of four inches (4") in thickness, as required by Section 2301.1(a). The parking lot will be designed so that no vehicle or any part thereof projects over any lot line or building line, as required by Section 2301.1(b). Parking, and any other use permitted on a parking lot in the district, will be the only uses conducted on the lot, as required by Section 2301.1(c). The vehicular entrance and exit will be more than forty feet (40') away from any street intersecting Benning Road, as required by Section 2301.1(d). The lighting used to illuminate the parking lot will be arranged downward so that all direct rays will be confined to the surface of the parking lot, as required by Section 2301.1(e). The parking lot will be kept free of refuse and debris and the landscaping will be maintained, and landscaping will cover a minimum of 5 percent of the total area of the parking lot, as required by Section 2301.1(f).

15. The application meets the requirements of Sections 2303.2 through 2303.5. The parking lot is not, strictly speaking, contiguous to any other residentially zoned property. The parking lot is surrounded by and contiguous to G Street to the north, Benning Road to the east, the hospital building to the south, and the landscaped area to the west. Nonetheless, given the topography of the site and the area, the location of the proposed physical improvements on the lot and the screening and buffering as shown on the site plan, the Board finds that the measures of Section 2303.2 are unnecessary as there will be no adverse effect on adjacent property. The Board finds that the design of the parking lot, together with the landscaping and screening proposed, will adequately protect the value of adjacent residential uses.

16. The application meets the requirements of Section 215.6. Specifically, the Board finds that the shallow zoning depth of the R-5-A portion of the lot on which the hospital building is to be located would make the construction of 130 accessory parking spaces

on only the R-5-A portion economically impracticable and unsafe. The evidence and testimony of record indicates the State Health Planning and Development Agency (SHPDA) had dictated the budget for the project, and that the plan as proposed before the Board meets that budget. The construction of an underground garage on the site, in order to accommodate all 130 vehicles on the R-5-A portion, even if it were feasible, would be economically impracticable and beyond the budget constraints dictated by SHPDA.

17. The Architect's testimony indicated that, even setting aside the budget constraints, a parking garage on site is not feasible because of other substantial proposed improvements on the lot. The hospital already has two floors of below grade space, as shown on the plans. In addition, the storm water retention tanks for the project are located beneath the parking lot. Thus, there is no location on the R-5-A land for a below grade garage.

18. The Architect's testimony indicated that there is a fire lane across the rear of the building, which theoretically could be used to remove parking spaces from the R-2 land onto the R-5-A land. However, his testimony indicated that such an option would not be safe as it would eliminate the fire lane.

19. Section 215.7 provides that the accessory parking spaces shall be designed so they are not likely to become objectionable to adjoining or nearby property due to noise, traffic or other objectionable conditions. The Applicant's Traffic Engineer testified that Benning Road, which will provide access to the parking area on the site, is a major commuter road. He stated that the majority of automobile trips will be the result of employee and visitor traffic, with the peak number of visitors arriving on weekends. Circulation in and out of the facility is more than adequate. The traffic engineer testified that these traffic movements will have minimal, if any, impact on traffic in the area. He also testified that the facility is well served by the Benning Road subway, located at Benning Road and East Capitol Street, and bus transportation. The traffic expert concluded that there will be no adverse traffic impact resulting from the location of a portion of accessory parking spaces on the R-2 portion of the lot. The parking lot will be surrounded by G Street and the adjacent commercial zone to the north, Benning Road to the east, the hospital building to the south, and the landscaped, sloping open area of the site to the west. The parking spaces will be buffered from all adjacent residential uses. The Board so finds.

20. The applicant testified that the two proposed basketball courts were necessary for the physical exercise of the patients, as part of the overall approved treatment program for the hospital. The Board finds that the requirements of sub-section 2514.2 are met. The basketball courts will not extend more than 35 feet into the R-2 zone. No gross floor area will be generated by the

extension of the basketball courts 35 feet into the R-2 zone. The courts will be buffered from adjacent uses to the west by a retaining wall and extensive landscaping and existing vegetation that will remain. The courts will not be lighted. The Board finds that the basketball courts will be adequately screened from adjacent property and that there will be no adverse effect upon the present character or future development of the neighborhood.

21. The Office of Planning (OP), by report dated July 18, 1990 and by testimony at the public hearing, recommended that the application be approved. The Office of Planning concluded that the application satisfies the requirements of 11 DCMR 401.3, 215 and 2514.2. OP further concluded that approval of the application is justified based upon sound land use and zoning rationale, and will be in harmony with the general purpose and intent of the Zoning Regulations and Map.

22. The Department of Public Works (DPW), by report dated July 19, 1990 stated that it has reviewed the subject proposal, and concurred with the analysis of the applicant's traffic report. In its report, DPW also stated that from a transportation perspective it has no objections to the proposal. The traffic generated by the hospital should not have an adverse impact on the local street system. There is no objection to the level of parking and loading provided since they are in accordance with the Zoning Regulations and there is no objection to the proposed access points for the parking and loading facilities.

23. The Fire Department, by report dated July 12, 1990, stated that it has evaluated the application and has no objections to the requests for special exception relief from this application.

24. The Metropolitan Police Department (MPD), by report dated July 17, 1990 stated that its review of the application indicates that adequate security measures will be provided by the applicant. Those measures include a full security staff, closed-circuit cameras to monitor the grounds on a 24-hour basis, and a physical layout and design that would deter intruders. Upon its review of the application MPD stated that it was not opposed to the application as proposed.

25. By letter dated June 5, 1990, the State Health Planning and Development Agency (SHPDA) stated that it reviewed the application in arriving at its decision to issue a Certificate of Need (CON), and evaluated the application to determine the project's adherence to six criteria: 1) the need for the service; 2) quality of the service; 3) accessibility; 4) continuity of care; 5) acceptability; and 6) financial feasibility. SHPDA reported that the project met, and in some instances exceeded, each of the six criteria SHPDA also noted that the project has been recommended for approval by the Statewide Health Coordinating Council, which is

appointed by the Mayor and comprised of providers, payers and consumers of health care services.

26. The State health Planning and Development Agency (SHPDA), by letter dated November 20, 1987, approved the Application's Certificate of Need (CON) Application No. 87-7-1.

27. Representatives of the District of Columbia Public Schools, by letter dated June 12, 1990 expressed their support of the application.

28. The Mayor's Advisory Committee on Drug Abuse, by letter dated June 14, 1990 recognizes the urgent need in the District for holistic chemical dependency programs, and urged the Board to approve the application.

29. Advisory Neighborhood Commission (ANC) 7E, by letter dated July 18, 1990 stated its support for the project. The site is located in ANC-7E.

30. The Vice Chairman of ANC-7E testified at the hearing in his individual capacity, and as the representative of ANC 7-E07, in support of the project. He stated that his Single Member District, which is in immediate proximity to the subject site, contains three block clubs and two tenant organizations, and that all are in support of the application.

31. Over 130 letters were submitted to the record in support of the proposed project from various churches, community organizations, citizens associations, government agencies and individuals in the community. Letters were also submitted on behalf of the Marshal Heights Community Development Organization, the Psychotherapy and Counseling Center, Change Incorporated, and the Bakers Local Union No. 118.

32. The Vice-President of the Benning Ridge Civic Association testified in support of the application. He testified as to the need for the facility in the community, suggested that the hospital establish a community advisory board, include two or three residents on the Board of Directors, establish and maintain security on site, maintain the buildings and ground, and not accept prison inmates as patients.

33. The minister of the Jones Memorial Church, adjacent to the site, testified in support of the project.

34. Representatives of the Washington Area Council on Alcoholism and Drug Abuse and the Concerned Citizens on Alcohol and Drug Abuse testified in support of the project. They testified to the shortage of such facilities and the need for the project to move ahead.

35. Advisory Neighborhood Commission (ANC) 7F, by letter dated July 25, 1990, opposed the application on the bases of traffic and parking.

36. Several property owners and members of the community residing in the vicinity of the site testified in opposition to the application for the following reasons: (a) security in the immediate area of the site; (b) compliance with the Comprehensive Plan; (c) increase traffic of both vehicular and pedestrian; (d) increased traffic due to service vehicles; (e) impacts due to parking (f) erosion of the residential character of the neighborhood; (g) lost opportunity for affordable housing; (h) loss of property values; (i) poor soil conditions, and; (j) no need for a chemical dependency hospital at this time.

37. Approximately twenty letters from community residents and a petition on behalf of the Benning Ridge Civic Association were submitted into the record in opposition to the application.

38. In response to the issues raised by the opposition, first, the Board finds that there are only three issues before it: 1) whether the lot area and lot width of the subject site are adequate for the proposed project; 2) whether the applicant has satisfied the requirements of Section 215 to allow accessory parking spaces to extend into the R-2 zone; and 3) whether the applicant has satisfied the requirements of 2514.2 to allow a portion of the accessory recreational use to extend 35 feet into the more restrictive R-2 zone.

39. Secondly, the Board finds that to the extent the testimony and letters in opposition addressed the specific zoning issues, the Board finds that those issues were adequately addressed by the applicant's testimony and the evidence of record. The Board has noted and considered the non-zoning related issues raised by those in opposition, however issues going toward the desirability of the proposed hospital at the subject site and providing affordable housing are not before the Board by the instant application. Housing development on the R-2 portion of the site is not a realistic alternative. As the Board has found, a hospital is permitted as a matter-of-right in a R-5-A District. Therefore, the principle use of the site is not an issue before the Board. The Board has no jurisdiction to determine whether the application is in compliance with the Comprehensive Plan.

40. Thirdly, the Boards responds to the remaining opposition issues as follows:

- a. The security of the site with respect to the parking lot and basketball courts, the Board finds to be reasonable. No extraordinary measures are necessary to secure the parking lot or basketball courts. The parking lot will

be lit and the basketball courts will not have lighting. Patients using the basketball courts will not pose a threat to nearby property owners. Patients will be escorted while outside of the hospital and all recreation activities will be supervised.

- b. As to the issue of traffic and parking, the Board responds by referring to Findings No. 14, 15 and 19.
- c. The residential character of the neighborhood and property values will not be adversely effected by the extension of the parking lot or basketball courts into the R-2 portion of the site. There will be significant distances of landscaped open space between the parking lot and the basketball courts and the surrounding residential community to the west and across G Street and Hanna Place, S.E. No evidence has been submitted to support the claim that property values would be affected.
- d. The issue of soil condition will be responded to below.

41. At the close of the public hearing, the applicant was requested by the Board to submit additional information from its geotechnical engineer regarding the ability to stabilize the sloping ground in the R-2 portion of the site. The report concluded that there are a number of different alternatives available to ensure maximum stability of the R-2 portion of the site.

42. The opposition has stated that the type of soil on the site is unstable for supporting structures and environmentally unsafe regarding erosion and site run-off. Compounding the potential effects of erosion and run-off is the degree of slope encountered on the site. The Board believes, however, that engineering solutions do exist that will minimize the effects of erosion and run-off. A minimum amount of structure or improvements are proposed to be placed in the R-2 portion of the site. The design of the retaining walls and the limited area of regrading can be effective in supporting the soil and minimizing erosion and run-off.

43. In response to the applicant's geotechnical engineer's report, the opposition has introduced additional information beyond the scope of the engineer's report. In particular, counsel for the Ad Hoc Property Owners raised the following issues:

- a. The Board is without jurisdiction to consider the special exception, and;
- b. The facility is a Community Based Residential Facility (CBRF), rather than a hospital, and the Board must

reconsider the matter as a special exception before considering the extension of an R-5-A use into an R-2 zone district.

The Board finds that the site is presently zoned and disagrees with the argument set forth by the opposition that the site is unzoned. In as much as the Zoning Administrator has determined that the principle use of the site is a hospital, it is the basis for the instant application and that determination by the Zoning Administrator is not presently before the Board.

CONCLUSIONS OF LAW AND OPINION

Based on the foregoing Findings of Fact and evidence of record, the Board concludes that the applicant is seeking special exceptions under Sections 401.3, 215 and 2514.2.

Under Section 401.3, the Board is required to determine that the subject site's area and width are adequate for the proposed development. The Board concludes that the applicant has met its burden of proof. The subject site is adequate in area and width for the proposed facility. The site is wider and larger than is required for the same use in the more restrictive R-4 zone. The proposal provides more than adequate open space around the site. The proposed building is below the maximum permitted lot occupancy and floor area ratio and will meet all other zoning requirements. The Board further concludes that the approval of the minimum lot area and lot width will not adversely effect the present character of future development of the area.

The Board concludes that the applicant has met its burden of proof for accessory parking pursuant to Section 215. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Only those uses which are permitted in the zoning district in which the parking lot is located will be conducted from upon the parking lot premises. The lighting used to illuminate the parking lot shall be confined to the surface of the parking lot.

The Board also concludes that the traffic generated by the proposed development will be limited, and that the number and type of service vehicles that will be entering and exiting the facility will not have a significant negative impact on adjacent properties. The Board further concludes that the accessory parking spaces shall be located, and the hospital building and basketball courts designed, so that they are not likely to become objectionable to adjacent or nearby property because of noise, traffic, or other

objectional conditions.

The Board concludes that the applicant has met its burden of proof for a special exception under 2415.2 to extend an accessory use no more than 35 feet into the more restrictive R-2 District. No gross floor area is being generated by the extension of the basketball courts 35 feet into the R-2 zone, and the use will be adequately buffered from adjacent uses.

As is fully demonstrated above, the Board is of the opinion that this application meets the criteria set forth in Sections 401.3, 215 and 2514.2. Based upon the evidence and testimony of record, the Board concludes that the granting of these special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property.

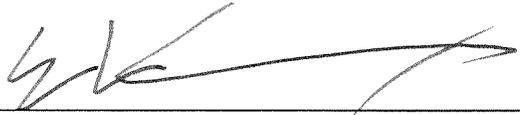
Accordingly, it is ORDERED that the application is hereby GRANTED, subject to the following CONDITIONS:

1. One hundred and thirty on-site parking spaces shall be provided.
2. The proposed pedestrian walkway to be located in the open area of the site west of the parking lot and basketball courts shall be excluded from the plans.
3. Additional retaining walls shall be provided if required by District of Columbia regulations.
4. Construction shall be in accordance with the plans on file and marked as Exhibit No. 37D of the record.
5. Soil erosion and storm water run-off shall meet the requirements of the Department of Public Works.
6. The hospital shall meet all licensing requirements of the District of Columbia.
7. The applicant shall establish a liason with the community for ongoing dialogue to be started upon the issuance of a building permit.

VOTE: 4-1 (Charles R. Norris, William F. McIntosh, Carrie L. Thornhill to approve; Paula L. Jewell to approve by proxy; John G. Parsons opposed to the motion).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: _____

MAR 8 1991

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHT ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ODER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15345Order/RL/bhs

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 15345

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a letter has been mailed to all parties, dated MAR 8 1991 and mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and to is listed below:

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EDWARD L. CURRY
Executive Director

MAR 8 1991

DATE: _____
ATTESTAT/BHS