

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16858-A of RLA Revitalization Corporation, pursuant to 11 DCMR § 3104.1, for a special exception to allow a reduction in the number of required parking spaces under section 2108, for the construction of a multiplex movie theater, bowling alley, health club and other retail and service uses in a C-3-A District at premises 1400—1420 Park Road, N.W., 3100 - 3220 14th Street, N.W., and 1417 - 1437 Irving Street, N.W. (Square 2674, Lots 719, 720, 812, 832, 863, 866, 869-872, and the public alleys to be closed).

Hearing Date: April 23, 2002
Decision Date: April 23, 2002 (Bench Decision)

CORRECTED SUMMARY ORDER

Note: The correction appears as the underlined word in Condition 2 below.

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR Section 3113.2

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 1A and to owners of all property within 200 feet of the property that is the subject of this application. The application was also referred to the Office of Planning (OP) and the District Division of Transportation (DDOT) for review and reports.

The site of the application is located within the jurisdiction of ANC 1A. ANC 1A, which is automatically a party to the application, filed a letter dated April 15, 2002 in support of the application. The Office of Planning submitted a report, dated April 16, 2002, indicating its strong support for the project. The District Division of Transportation submitted a memorandum dated April 18, 2002 in support of the application. ANC 1B, though not the ANC in which the subject property is located, submitted a letter and resolution dated April 12, 2002, in support of the application and ANC 1B Commissioner Lawrence Guyot, upon authorization by said resolution, testified in support at the hearing. The Honorable Jim Graham, the Councilmember for Ward 1, submitted a letter dated April 9, 2002 in support of the application. Deputy Mayor for Economic Development Eric Price also submitted a letter, dated April 19, 2002, in support of the application.

As directed by 11 DCMR Section 3119.2, the Board has required the Applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special

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As Director of the Office of Zoning, I hereby certify and attest that on MAY 16 2002 a copy of the order entered on that date in this matter was mailed first class, postage prepaid or delivered via inter-agency mail, to each party and public agency who appeared and participated in the public hearing concerning the matter, and who is listed below:

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rsn

ATTESTED BY:



JERRILY R. KRESS, FAIA
Director, Office of Zoning