



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



September 16, 2004

Denzil Noble, Zoning Administrator
Department of Consumer & Regulatory Affairs
941 N. Capitol Street, NE, Suite 2000
Washington, DC 20002

Re: Certificate of Occupancy for 1626 Kramer Street, NE

Dear Mr. Noble,

ANC 6A requests that you require that the Youth Services Administration (YSA) obtain a special exception from the Board of Zoning Adjustment (BZA) before you issue a Certificate of Occupancy for 1626 Kramer Street, NE (Lot 192 & 143, Sq. 4540). We believe the property will be used as a "Youth rehabilitation home" as defined at 11 DCMR 199.1(f). In an R-4 District, this use requires a special exception per 11 DCMR 335.1.

YSA has told us that the building will be used as a group home for up to six girls who are committed to YSA supervision by the court system for offenses such as truancy, runaway patterns, or other nonviolent offenses. We believe this use describes a "youth rehabilitation home" as defined in the zoning regulations. We ask you to enforce the zoning requirements to provide an opportunity for public participation in the placement of this facility through a special exception.

ANC 6A is concerned that YSA will seek a Certificate of Occupancy for this facility based on an incorrect or misleading description of the use of the facility. As you may recall, we wrote to you on September 22, 2003 to alert you to Building Permit B448736 which was issued for the construction of a "Residential Dwelling for Handi Cap" at this address. To date, you have not responded to our earlier correspondence, and YSA has refused to seek a special exception.

Unfortunately, YSA decided 1) to build this facility across the street from an elementary school in an area designated as a crime "hot spot" by the Metropolitan Police Department, 2) to begin construction without consulting the residents through the ANC, and 3) to obtain building permits based on a misrepresentation of the actual use. Having brought this situation to your attention on several occasions, we ask that you require YSA to obtain a special exception before you issue the Certificate of Occupancy.

Respectfully yours,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Sharon Ambrose, Ward 6 Councilmember
Robert Bobb, City Administrator