



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



Mr. Clifford Moy
Secretary of the Board of Zoning Adjustments
Office of Zoning
441 4th St NW, Suite 210S
Washington, DC 20001

RE: BZA Case 17825 (1400 Maryland Ave NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on September 11, 2008, our Commission voted unanimously to oppose the above referenced application.

We oppose this application because the owners do not meet the requirements for a special exception as outlined Title 11 Section 706 of the DCMR. Specifically §§706.6 requires: "...*All parking spaces provided under this subsection shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicles without moving any other vehicle onto public space.*"

The applicant claims that the gas station site plan complies with this subsection in their Burden of Proof. However, detailed site drawings presented at the June 18, 2008 meeting our Commission's Economic Development and Zoning Committee show that the applicant intends to place *all* parking spaces on public space. The proposed site plan clearly violates subsection 706.6, which requires that public space not be used for parking or for maneuvering of cars for parking purposes. As a result, ANC 6A strongly urges the Board to reject the application for a special exception.

The applicants simply cannot meet the conditions of subsection 706.6 without drastically scaling back the size of the project by either reducing the size of the convenience store or reducing the area devoted to pumps.

If the applicant chooses to alter the site plan so that parking and the movement of cars takes place entirely on private land, our Commission strongly urges the BZA to use its authority granted by §§706.5 to require a design that is more compatible with the surrounding community. The current design is based on suburban model of gas station architecture with imposing signage and bright colors. The property resides in a neighborhood of historic row houses with views of the Capitol dome and abuts the H Street NE Zoning Overlay which imposes design guidelines on properties requiring special exceptions. We believe that these circumstances require a higher degree of architectural standard. For example, a design modeled after the gas station on the corner of 3rd and Massachusetts NE would be more appropriate.

Please be advised that Dr. Terres (Drew) Ronneberg, Barbara Halleck and Commissioner William (Bill) Schultheiss are authorized to act on behalf of ANC 6A for the purposed of this case. Dr. Ronneberg can be reached at ronneberg6a02@gmail.com or (202) 431-4305.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A