

Adams Morgan for Reasonable Development  
c/o Chris Otten, 1830 Belmont Road NW  
Washington, DC 20009

RECEIVED  
D.C. OFFICE OF ZONING

CB FEB

2013 MAR 25 PM 5:09

RE: BZA Case 18506; 1700 Columbia Road NW in Adams Morgan

Adams Morgan for Reasonable Development has requested the DC Board of Zoning Adjustment to be a party to BZA Case 18506. In addition, we are asking for a postponement of the scheduled hearing on February 26, 2013.

### Standing

Adams Morgan for Reasonable Development is a participatory, non-hierarchical, unincorporated non-profit association founded in 2010 by residents living and operating businesses in Adams Morgan. Our principal mission is to participate in the future of our community by reviewing proposed development projects and resultant impacts to meaningfully understand quality of life issues and act accordingly.

By the attached letters, there are many residents participating with Adams Morgan for Reasonable Development who are more uniquely impacted than the general public by the proposed project at 1700 Columbia Road NW who would like representation before the BZA with regards to this matter and have authorized as such, in an effort to achieve agency efficiency.

### MOTION FOR POSTPONEMENT

Adams Morgan for Reasonable Development participants had attended an ANC meeting where some of the Applicant's documents were presented. We understand a very limited number of the documents were actually presented visually and in written materials at the ANC meeting. Thus, we did not have the complete picture of this development to truly weigh in on the project yet.

We wanted to wait until the submission of other DC agency reports were on the record to truly get a comprehensive understanding of this project as seen by DC's planning officials.

Only two District agencies submitted reports for the record in this case, the DC Office of Planning and the DC Department of Transportation. These agencies waited until the very last moment to submit these reports on February 19, 2013.

**There are two key reasons for our request for postponement:**

#### **1) DCHCD Report not on the Record**

Despite the Inclusionary Zoning requirements and broader community- and City-wide concerns about generating and maintaining affordable housing in the District and specifically in Adams Morgan, the Office of Planning did not coordinate and confer out with the DC Department of Housing and Community Development pursuant to DCMR 11-725 regarding this project which will require affordable housing units to be included in the construction.

This is relevant as both at the ANC Commission meeting and discussion with our participants, the issue of the IZ units were raised but we were not given meaningful responses by the Applicant, and there is no mention of the details of the IZ besides base square footage in their submitted application documents.

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18506  
EXHIBIT NO. 27  
EXHIBIT NO. 27

The Applicant and the Office of Planning have given us no sense of how many affordable units there will be in this project, at what size, and whether they will be marketed to low and moderate income Adams Morgan families per Comprehensive Plan policies.

This sort of information "shall" be put into writing by DCHCD for this case per DCMR 11-725, as DCHCD is the agency responsible for registering, maintaining, and reporting on the progress of Inclusionary Zoning units in the District.

## 2) Rear-Yard Requirements Not Reviewed

Adams Morgan for Reasonable Development participants are generally not planning professionals here in DC, which is why we waited until the Office of Planning report was filed so to review an issue we noticed about the rear yard and this zoning process. However, the Office of Planning report makes no mention of the rear yard whatsoever.

Properties zoned C-2-B are required to have a 15 foot rear yard setback from the rear property line and any structure on the lot (DCMR 11-774.1). We understand this is in part for light and air purposes, for emergency services access, and to serve as a commercial/residential buffer per Comprehensive Plan policies.

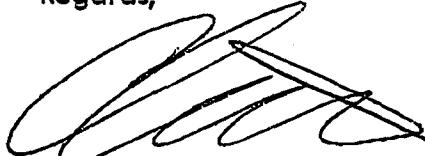
"Rear Yard" is defined in the Zoning Regulations under DCMR 11-199 which in part states, "[T]he rear yard shall be for the full width of the lot and shall be unoccupied."

Half of the original rear yard is now proposed to be replaced by a descending roadway structure that will allow vehicles into a subterranean garage. The other half of the remaining rear yard, as proposed, contains as many as ten large air condensers and a large garage vent structure. This doesn't fit the definition of unoccupied rear yard. Further, there is absolutely no analysis of how these mechanical structures in the rear yard will adversely affect neighboring properties with noise and pollution.

Also, the Office of Planning did not coordinate and confer with the DC Department of Fire and Emergency Services to discuss how the proposed descending driveway structure in the rear yard, where formerly there was none, will impair their response time to emergencies of any type to the surrounding properties and to the proposed new building itself.

For these key reasons, Adams Morgan for Reasonable Development is requesting postponement until these studies and reports are submitted to the record which will help determine the adverse impacts of this project in totality. And, we would like a postponement of the hearing until the Office of Planning reviews this project in terms of efficacy of the Applicant's proposed rear yard.

Regards,



Adams Morgan for Reasonable Development  
c/o Chris Otten, 1830 Belmont Rd NW, WDC 20009  
202-670-2366  
admo4rd@gmail.com

Adams Morgan for Reasonable Development  
RE: BZA Case 18506; 1700 Columbia Road NW in Adams Morgan

**ATTACHED LETTERS OF AUTHORIZATION**

Personal Affidavit

I am over the age of 18.

I make this affidavit based upon personal knowledge.

Participating with Adams Morgan for Reasonable Development, I helped inform my neighbors and friends who will be impacted uniquely by the proposed project at 1700 Columbia Road.

I personally collected letters from these neighbors, which are attached to this affidavit as true and correct copies, that express authorization for the community group, Adams Morgan for Reasonable Development, and one of its key spokespersons and Adams Morgan resident, Chris Otten, to represent serious concerns about this project to the DC Board of Zoning Adjustment regarding BZA Case No. 18506.

Under penalty of perjury, I attest that the above statements represent the truth without fear or favor.

Regards,



signature

Lennox McKie

name

1707 Columbia Rd

Washington DC 2009

address

8/4/13

date

**DC Board of Zoning Adjustment (BZA)**

**Re: BZA Case No. 18506; Authorization Letter in Opposition to Application**

To The District of Columbia Board of Zoning Adjustment (BZA):

I am writing in support of Adams Morgan for Reasonable Development (AdMo4RD) to represent my concerns to you, the Commissioners reviewing BZA Case No. 18506 and the luxury retail/commercial project proposed for 1700 Columbia Road.

My quality of life will be directly impacted as I live directly across the street from this proposed project and will be more uniquely affected than the general public through the proximity and daily contention with any adverse impacts associated with this proposed project.

It is very clear that the record does not include basic design renderings and impact studies to determine either the mere scintilla or factual totality of potential adverse impacts this project, and requested exceptions and variances, will have on surrounding properties and neighbors, like me.

I have concerns about light and air impacts, increases in traffic and parking pressures, and increased noise from the many balconies and rooftop patios. The ratio of two bedroom units in this project shows such a limited attempt to attract more families to Adams Morgan. Further there is no understanding of what types of commercial entities this developer is recruiting to take advantage of the requested exceptions. Our fear is that rents will be such that only chain stores will be able to move in and push out already existing mom-and-pop stores. And, most importantly, I am disconcerted by the adverse fiscal pressure that will be placed on surrounding properties by upgrading the values of the proposed penthouse units through an exception to rooftop entrances. This is an unnecessary destabilization in land values by attempting to evade basic zoning regulations with no substantive reason on the record and thus quite concerning.

I'd like to express my authorization for the group, AdMo4RD, to represent my current opposition before the BZA as a participating party to BZA Case No. 18506 in an effort to promote agency efficiency in this matter.

Signed,

PATRICK BLACKS  
(full name)

1707 Columbia Rd  
(address, apt, city, state, zip)

~~202~~ - 240 997-2943  
(phone/email)

2/20/13  
(date)

**DC Board of Zoning Adjustment (BZA)**

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Signed,

Michael Burris  
(full name)

Michael Burris

1707 Columbia Rd NW #517  
(address, apt, city, state, zip)

(202) 234-1928  
(phone/email)

2/20/13  
(date)

**Authorization/Letter of Support for Adams Morgan for Reasonable Development (AdMo4RD)  
Re: DC Board of Zoning Adjustment Case No. 18505; Redevelopment of the Ontario Theatre**

To The District of Columbia Board of Zoning Adjustment (BZA):

I have been made aware of BZA Case No. 18506 – the luxury retail/commercial project proposed for 1700 Columbia Road. This project will directly impact my quality of life as I live in close proximity to the proposed location and will have to permanently contend with these impacts on a daily basis, unlike the general public.

I was made aware that the local Advisory Neighborhood Commission has plans of this project on their website located here >> <http://tinyurl.com/anc1c-ontario-theatre>

I am also aware that the Applicant is seeking special exceptions and variances to build this project.

I would like to participate in the BZA hearing process with a local zoning watch group, Adams Morgan for Reasonable Development (AdMo4RD), who was the only group in the neighborhood to proactively inform me of essential details with regards to this proposed development and zoning process.

I would like my concerns to be conveyed by AdMo4RD to BZA Commissioners – concerns regarding light and air impacts from the proposed non-conforming rooftop structures, increases in traffic and parking pressures as anticipated, increased noise from the premium rooftop balconies as well from many balconies along the two lateral building faces, and most importantly the adverse fiscal pressures on rents and taxes for surrounding properties by upgrading the values of the proposed penthouse units through an exception to rooftop entrances. I am quite concerned about how this project will affect affordability for me and my favorite neighbors and why it isn't attempt to attract more families by offering more 2-bedroom units.

I understand other directly impacted neighbors, like me, are also interested in opposing the Applicant's requested exceptions and variances, and thus for the sake of efficiency of BZA agency time and expense, I'd like to express my authorization for the group, AdMo4RD, to represent my current opposition before the BZA in this matter as a participating party to BZA Case No. 18506.

Sincerely,

Omega Flay OMA FA4  
(full name)

1707 Columbia Rd NW  
(address, apt, city, state, zip)

202 557-5782  
(phone/email)

2-20-13  
(date)

**Authorization/Letter of Support for Adams Morgan for Reasonable Development (AdMo4RD)  
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Sincerely,

Lenox Mckee  
(full name)

1701 Columbia RD NW  
(address, apt, city, state, zip)

Concord D& Cyl  
(phone/email)

01/22/13  
(date)

**DC Board of Zoning Adjustment (BZA)**

**Re: BZA Case No. 18506; Authorization Letter in Opposition to Application**

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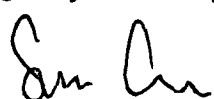
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I have concerns about light and air impacts, increases in traffic and parking pressures, and increased noise from the many balconies and rooftop patios, among other issues. The ratio of two bedroom units shows a complete disregard of the two local schools and attempt to attract more families to Adams Morgan. Further there is no understanding of what types or number of commercial entities this developer is recruiting for the ground floor retail. Our fear is that rents will be such that only chain stores will be able to move in and push out already existing mom-and-pop stores along Columbia Road. Serious safety concerns are at issue as the proposed design concept eliminates a fire and emergency safety access point behind the proposed building and the small yard that remains is filled with condensers and a garage vent at the ground floor just adjacent to residences. And, most importantly, I am disconcerted by the adverse fiscal pressure that will be placed on surrounding properties by upgrading the values of the proposed penthouse units through an exception to rooftop entrances. This is an unnecessary destabilization in land values by attempting to evade basic zoning regulations with no substantive reason on the record and thus quite concerning.

I'd like to express my authorization for the group, AdMo4RD and Chris Otten, to represent my current opposition before the BZA as a participating party to BZA Case No. 18506 in an effort to promote agency efficiency in this matter.

Signed,



Susan Crile  
name

1707 Columbia Rd NW Apt 110 Wash DC 20009  
address

susan.crile@gmail.com  
contact

2/23/2013  
date

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Signed,

Benjamin Pevarski  
name



1707 Columbia Rd. NW APT 317  
address

bipevarski@gmail.com 2/23/13  
contact

date

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Signed,

Ana Haglage  
name

1707 Columbia Rd NW #118      20009  
address

ahaglage@hotmail.com      2/23/13  
contact date

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Signed,

Howard M. Brown  
name

Howard M. Brown

1673 Columbia Rd NW #604  
address

202-297-8664  
contact

23 Feb 13  
date

**DC Board of Zoning Adjustment (BZA)**

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Signed,



Monica Guevara

name

1673 Columbia Rd NW Apt. 208

address

70.845.8465

contact

2/23/13

date

m6uevara2007@gmail.com

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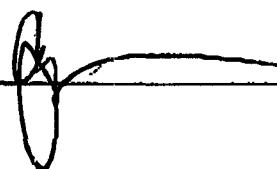
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Signed,

Cybelé Cochran  
name



166 1/2 Columbia Rd NW

address

cybelé\_cochran @ gm ail. com  
contact

2/23/13  
date

**DISTRICT OFFICE OF ZONING  
ONE JUDICIARY SQUARE  
441 FOURTH STREET, NW, SUITE 200 SOUTH  
WASHINGTON, DC 20001**

**CERTIFICATE OF SERVICE**

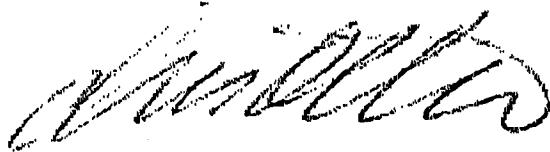
I, Chris Otten, hereby certify that the **MOTION TO POSTPONE** regarding BZA Case **18506** were served upon the parties below by electronic mail on the **25<sup>th</sup> day of February, 2013**.

Office of Zoning  
bzasubmissions@dc.gov

by FAX 202 727 6072

The Applicant, Goulston & Storrs  
Paul Tummonds, Jr.  
ptummonds@goulstonstorrs.com

Respectfully submitted,



**Adams Morgan for Reasonable Development  
c/o Chris Otten  
1830 Belmont Rd. NW  
Washington, DC 20009  
202-670-2366**

FAX COVER SHEET

TO:

NAME DC OFFICE OF ZONING

ORGANIZATION \_\_\_\_\_

FAX 202 727 6072

PHONE 202 727 6311

RECEIVED  
D.C. OFFICE OF ZONING  
2013 MAR 25 PM 5:08

FROM:

NAME CHRIS OTTEN

ORGANIZATION ADAMS MORGAN FOR REASONABLE  
Development

FAX 202-234-5176 OR \_\_\_\_\_

PHONE 202 670 2366

DATE 2/25/13

TIME 4:54 pm

NUMBER OF PAGES (NOT INCLUDING COVER SHEET) 15

MESSAGE:

BZA Case #18506