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April 9, 2013

Mr. Lloyd Jordan, Chairperson
DC Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Re: BZA Case Number 18533, 1827 Adams Mill Road, NW

Dear Chairperson Jordan and members of the Board,

On page 2 of this document, please find a resolution of the Kalorama Citizens Association (KCA), approved at our March 14, 2013 monthly meeting after a lengthy presentation by the developers, and discussion with KCA members and other members of the public in the audience.

The project in question is located within KCA's membership area.

The KCA did not object to the Applicant's requests for relief with regard to roof structures. Our resolution and concerns expressed by members were largely related to the relief sought from the minimum parking requirements. As you may know, Adams Morgan suffers from a lack of available street parking to service its residents and businesses. Any relief that results in the introduction of more drivers seeking to park in our Residential Parking Permit (RPP) Zones due to a lack of sufficient commercial parking or metered street spaces creates a hardship for area residents. Every new in-fill development that is granted such relief is a lost opportunity to create additional parking. Such parking would benefit local businesses as well as area residents.

Within the Adams Morgan ABC License Moratorium Zone, there are approximately 70 on-premise retailers containing over 7,000 seats of ABC Board-approved occupancy. The presence of these businesses creates intense competition for street parking between their patrons and area residents on a daily basis. The KCA hopes that the Board will be mindful of that fact in this case, and in future cases that seek relief from the minimum parking requirements.

In the four public meetings that I attended on this project (2 ANC-1C PZT Committee meetings, 1 ANC-1C Business meeting, and the KCA meeting), the bulk of the concerns of residents voiced was about parking and traffic.

Sincerely,


Denis James
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202 232-8829

APR 9

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18533
EXHIBIT NO. 31

Denis James ☐ President
Bob Ellsworth ☐ Vice President
Ted Guthrie ☐ Secretary
Christine Saum ☐ Treasurer

Founded 1919
Board of Zoning Adjustment
District of Columbia
P.O. Box 21311
Kalorama Station
Washington, DC 20009

Kalorama Citizens Association

Membership Meeting

Agenda

March 14, 2013

1. Welcome and approval of February minutes – Community announcements
President Denis James
2. **Presentation on plans for 1827 Adams Mill Road by Jeffrey Goins, PGN Architects and Owner Perseus Realty, Mark Adamo Senior Vice President, Development - See resolution below**
3. ABC licensing matter: Request by Libertine, formerly Toledo Lounge, 2435 18th Street for extension of hours to full legal limit. Denis - See resolution below.
4. Resolution of appreciation for Frank Smith and the Civil War Memorial and Museum – Mary Belcher - See resolution below.
5. Discussion topic: How to best protect Adams Morgan's Historic District from massive overdevelopment?
6. Resolution of support for neighbors of 2012-14 Kalorama Road

KCA Resolution on Mixed Use Development at 1827 Adams Mill Road, NW

Whereas, Perseus Realty seeks Zoning Relief from the parking requirements of the Zoning Regulations to construct a mixed use development of 36 units with commercial on the first floor at 1827 Adams Mill Road, and

Whereas, Adams Morgan suffers from a significant deficit of parking, both residential and commercial, and

Whereas, the granting of any relief from the minimum parking requirements will only exacerbate this problem form both residents and local businesses who need to have spaces for their customers to park,

Now therefore, the members of the KCA present and constituting a quorum do recommend to all relevant city bodies that granting any parking relief from the Zoning Regulations for this project will have a harmful effect on both residents and businesses in Adams Morgan.

- Resolution approved at KCA monthly meeting, 3-14-2013.

