

Chevy Chase

Advisory Neighborhood Commission 3/4G

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March 2, 2015

Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Re: Ingleside – BZA Application No. 18898

Dear Chairman Jordan and Members of the Board:

On December 8, 2014, ANC 3/4G voted unanimously to support Ingleside Rock Creek's application for expansion of its facilities, subject to a substantial number of conditions. Some issues remained open, however, between Ingleside and the Carnegie Institute, its abutting neighbor to the west of Ingleside's site. Since the Board's hearing on January 13, 2015, Ingleside and Carnegie have reached an agreement about how construction will proceed to protect Carnegie's interests. ANC 3/4G fully supports the agreement reached by Ingleside and Carnegie and urges the Board to incorporate that agreement into its order on Application No. 18898.

Our ANC further asks the Board to reconsider its tentative ruling that only some portions of the agreement between the ANC and Ingleside would be included in the order in this proceeding. At the January 13, 2015 hearing, the Board indicated that it would incorporate paragraphs 1.c., 2.e, 2.f, 4.a, 4.f., and 4.g, but that the remainder of the terms related to construction and would need to be enforced as an agreement between the parties. The precedents cited in Ingleside's March 2, 2015 letter to the Board regarding the Ingleside/Carnegie agreement apply equally to the ANC/Ingleside agreement, and on that basis, we urge the Commission to reconsider and to include all of that agreement's terms in its order as well.

There are additional provisions in the ANC/Ingleside agreement, however, that are not construction-related but fall directly within the Board's jurisdiction and should, therefore, be included in the Board's order in any case. At a minimum, we believe that Paragraphs 1.e. (requiring the project manager's contact information to be published on Ingleside's website), 2.a. (requiring design changes to be submitted to the ANC), 2.c. (requiring Ingleside to prepare a plan for trees and shrubs), 2.d. (precluding any changes to the design that would

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include an additional service drive from Military Road or 29th Street), 3.e.(viii) (establishing long-term parking management requirements), 4.b. (precluding changes to the Temporary Facilities on 29th Street that would alter the exterior of the building or infringe on the Ravine Area), and 4.h. (requiring subdivision of the adjacent lot to the Temporary Facilities and conditioning its disposition) should also be incorporated into the Board's order.

Thank you for your consideration.

Regards,

A handwritten signature in blue ink, appearing to read "Randy Speck", is written over a horizontal line. The signature is stylized with a large initial "R" and a long, sweeping underline.

Randy Speck

cc: Allison Prince
Chris Collins