



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 125 - APPEAL

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Print or type all information unless otherwise indicated.

Pursuant to §§ 3100 and 3101 of the Zoning Regulations of the District of Columbia, an appeal is hereby taken from the

administrative decision of: **Dept of Consumer and Regulatory Affairs**

Name of administrative officer and title

made on **June 5, 2015** that states Construction of an 9-story hotel is permitted, no rear yard relief granted

Date of decision

Address(es) of Affected Premises	Square(s)	Lot(s)	Zone Districts
1770 euclid street nw	2560	127, 875, 872	c-2-b, rc, r-5-b

Present use of Property: **church**

Proposed use of Property: **227-room luxury hotel, pool, spa, commercial kitchen, restaurant, several bars**

Name of Owner of Property: **Adams Morgan Hotel LLC**

Address:

Phone No(s): Fax No.: E-Mail:

Name of Lessee:

Address:

Phone No(s): Fax No.: E-Mail:

Name of Appellant, if other than Owner: **Adams Morgan Neighbors for Action (AMNFA)**

Address: **c/o Cassandra Joseph 2201 Champlain Street NW #103 WDC 20009**

Phone No(s): **(202) 930-2660** Fax No.: E-Mail: **amneighbors@openmailbox.org**

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this appeal is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: **July 10, 2015** Signature of Appellant*:

Waiver of Fee - Status of Appellant

☐ ANC ☐ DC Government Agency ☐ NCP ☒ Citizens' Association/Association created for civic purposes that is not for profit

To be notified of hearing and decision (Appellant or Authorized Agent*):

Name:

Address:

Phone No(s): Fax No.: E-Mail:

* If an appeal is filed by the agent of the Appellant, Form 125 - Appeal shall be accompanied by a letter signed by the Appellant authorizing the agent to act on its behalf in this appeal.

Board of Zoning Adjustment

Appellant's agent

CASE NO.19080

EXHIBIT NO.4

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Track Status of Building Permit Application

To review the status of an application, enter the Application ID or Property Address below and click find to continue. Please note that the application status is refreshed every night at 3.00 AM so the status you see below reflects the updates from the day before.

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Please see the table below for review statuses. The table is not shown if the reviews have not been identified. A blank Status date means that the initial review has not been completed.

ApplicationID	Date Filed	Full Address		Agent Name		Phone Number
 B1410380	07/30/2014	1770 EUCLID ST NW		FVI2020		240-328-8357
	Discipline	Review Status	Status Date	Review Comment	Reviewer Name	Reviewer Email
	Wall Check Verification					
	Structural Review	Structural Review - HFC	10/23/2014	tpr notes plans pending review.	Aaron Easterling	Aaron.Easterling2@dc.gov
	Structural Review	Structural Review - HFC	01/07/2015	tpr notes pending review of sister agenices and structural.	Aaron Easterling	Aaron.Easterling2@dc.gov
	Green Review	Green Review - HFC	01/08/2015	green review: • this project is over 100,000 square feet but the project is being claimed on the application as 48,000 square feet. please revise. • this project is over 100,000 square feet and new construction; therefore	David Kaiser	david.kaiser@dc.gov

			it is subject to the green building act of 2006. as such, please invite green.building@dc.gov to your leed online account and provide the leed id number in the project application. • per the green building act of 2006, please provide an energy star target finder score. energy review: • please provide a pdf set of mechanical for quality assurance review of the energy code. a review of the energy code will occur once the project provides the above information. • for your information, dcra is instituting an energy verification sheet for all new project applications after february 1, 2015 to assist in your energy code plan review. information about this energy verification sheet can be found here: http://dcra.dc.gov/page/energy-verification-worksheets and training dates for the energy verification sheets can be found here: http://dcra.dc.gov/event/energy-verification-sheet-training-evs. please inform your clients of the requirement to submit this documentation starting for new applications after february 1st.		
Zoning Review	Zoning Review - HFC	02/13/2015	1. provide a dc official surveyors plat showing proposed footprint (as approved by the zoning commission case no. 11-17) 2. provide plans as submitted to the commission on october 31, 2012 as indicated on page 26 of order 11-17 3. provide a copy of "memorandum of understanding" mentioned on page 28 of order 11-17 4. prior the issuance of the building permit, provide a covenant between the property owner and the district of columbia as established on page 33 of order 11-17	Ernesto Warren	ernesto.warren@dc.gov
DDOE Review	DDOE Review Approved	03/20/2015	approved at first st. ne-abdi.	Charles Edwards	Charles.Edwards@dc.gov
Zoning Review	Zoning Review - HFC	04/07/2015	1. applicant failed to address previous comments. 2. proposed structure exceeds 3.99 maximum f.a.r. approved by the zoning commission (see page 26 a.2.) the total gross floor area shall not exceed 168,809 sq. ft. the proposed gross floor area according to plans submitted is 234,552 sq. ft. 3. provide 15 feet rear yard required under title 11 section 774.1. z.c. does not provide relief from rear yard set back requirements. 4. submit a detailed and fully dimensioned	Ernesto Warren	ernesto.warren@dc.gov

			surveyors plat. plat must indicate all setbacks roof structures, access, etc. 5. provide a copy of recorded covenant between owner and the district of columbia (required per zoning order case11-17) 6. provide proof of compliance with subparagraph (c.) on page 27 of z.c. order no. 11-17. provide specifications of noise barrier as established on the zoning order: "in accordance with the best noise reductions standards in the industry"		
Zoning Review	Zoning Review - HFC	05/05/2015	1. address entire list of comments issued on 4/7/2015. submit a response letter addressing every comment pending from 4/7/2015.	Ernesto Warren	ernesto.warren@dc.gov
Zoning Review	Zoning Review - HFC	05/05/2015	1. zoning technician met with architect alistair gellatly and project manager seth dubner. covenant and mou were provided, mr. gellatly will send calculations of f.a.r. per cad software.	Ernesto Warren	ernesto.warren@dc.gov
WASA Review	WASA Review Approved	05/07/2015		Aaron Easterling	Aaron.Easterling2@dc.gov
HPRB Review	HPRB Review Approved	05/11/2015		Frances McMillen	Frances.mcmillen@dc.gov
Zoning Review	Zoning Review Approved	05/13/2015	warren approved	Joseph Bembry	Joseph.Bembry@dc.gov
Structural Review	Structural Review Approved	05/13/2015	ben johnson approved	Joseph Bembry	Joseph.Bembry@dc.gov
DDOT Review	DDOT Review Approved	05/13/2015	davis approved	Joseph Bembry	Joseph.Bembry@dc.gov
EISF Review	EISF Review Approved	05/13/2015	taylor approved	Joseph Bembry	Joseph.Bembry@dc.gov
Zoning Review	Zoning Review - HFC	05/14/2015	1. provide 15ft. rear yard setback pursuant to 11 dcmr - 774.1 2. proposed parking must comply with 2115.10 3. submit a site per sub (surveyors plat) showing roof structures (per z. a.)	Ernesto Warren	ernesto.warren@dc.gov
Green Review	Green Review - HFC	05/20/2015	please identify which energy code compliance pathway the project is seeking. dcra has 6 energy compliance paths that we allow: 1) 2013 dc energy code prescriptive 2) 2013 dc energy code performance (energy modeling) 3) ashrae 90.1-2010 prescriptive 4) ashrae 90.1-2010 performance (section 11, energy modeling) additionally, dcra's green building division is allowing two additional approaches to provide time savings relative ashrae 189.1, green communities, etc: 5)	David Kaiser	david.kaiser@dc.gov

			energy model 18% better than ashrae 90.1-2007 appendix g 6) energy model 5% better than ashrae 90.1-2010 appendix g with option (5) or (6), the design team still needs to choose either 2013 dc energy code or ashrae 90.1-2010 to identify and comply with mandatory minimums of the current code. additionally, per previous requests and reviews, per the green building act of 2006 the project needs to provide an energy star target finder report and access to the leed online account by inviting green.building@dc.gov to the the project.		
Green Review	Green Review - HFC	06/02/2015	per 2012 iecc prescriptive path selected. • per c402.4.5.1 please clarify whether the stairwells include barometric or air relief, or if the static pressure system is controlled such that no relief is necessary. • per c403.4 please indicate how ahu s-1, s-3 and g-1 will be providing economizers. the sequence of operation regarding the cooling tower and condenser water does not appear to be providing economizer control. • per c403.3.1.1.4 please indicate how air-handlers using air-side economizers will be providing relief air. • per c404.7 and associated subsections, please indicate how the pool will comply with energy efficiency requirements. • per table c403.2.3.(8) please provide supplemental documentation indicating how the cooling tower will comply with minimum efficiency requirements. • per c403.2.5.1 please indicate how the project will be complying with demand controlled ventilation for spaces larger than 500 square feet and occupancies greater than 25 people per 1000 square feet. • per c403.2.6 please indicate how spa/ concourse and ground floor areas will be meeting energy recovery ventilation system requirements.	David Kaiser	david.kaiser@dc.gov
Zoning Review	Zoning Review Approved	06/05/2015	ernesto warren approved via applicaiton dated 5/13/2015.	Jeannette Anderson	jeannetteb.anderson@dc.gov
Green Review	Green Review Approved	06/05/2015	approved. leed id #1000031442	David Kaiser	david.kaiser@dc.gov
Issue Permit	Permit Issued	06/05/2015		Patrice Derricott	Patrice.Derricott@dc.gov

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