

**DC Board of Zoning Adjustment
441 4th Street, NW, Suite 200 S
Washington, DC 20001**

Adams Morgan Neighbors for Action
c/o Mrs Cassandra Joseph
2201 Champlain Street, NW #103
Washington, DC 20009

October 6, 2015

BZA Case No 19080, Appeal of the Building Permit #B1410380

HEARING PRESENTATION

Adams Morgan Neighbors for Action stands now before the BZA with a timely appeal of Building Permit #B1410380 *Attached Exhibit S, regarding Standing & Representation.*

The permit was issued by DCRA on June 5, 2015 to allow the construction of a new 72 foot tall, 227-room, luxury hotel to be located at the corner of Euclid and Champlain Streets, NW *Attached Exhibit P.*

The Hotel project sits across three lots, Nos. 872, 875, 127 – which was recently consolidated into one lot, No. 135 We will call this the subject site. *Attached Exhibits A & B*

The hotel lot is a corner lot, located at the intersection of Euclid and Champlain Streets, NW

The plat put on the record by the Respondent, DCRA depicts that the hotel lot also abuts Columbia Road, NW, in a most minute way. *Attached Exhibit B.*

The subject site is zoned commercially (C-2-B) with the Reed-Cooke zoning overlaid on top (RC / C-2-B)

The Reed-Cooke Overlay seeks to protect the Reed-Cooke residential neighborhood from encroaching commercial impacts such as noise, traffic, pollution, etc *Attached Exhibit Q.*

Further, the District of Columbia Generalized Policy Map identifies the Reed-Cooke neighborhood – including the lots surrounding the hotel – *a Neighborhood Conservation Area.*

The Comprehensive Plan says that Neighborhood Conservation areas, “.. are primarily residential in character,” and, “. Where change occurs, it will be modest in scale... .”
Citation: DC Municipal Regulations, Chapter 10A, Rule 223.4.

The proposed commercial hotel project is not modest in scale At points along Champlain Street, NW, the hotel will tower at over 85 feet in height, including the rooftop components. And, the

walls of the hotel will be constructed straight up against most of the lot lines, including the southern lot line. *Attached Exhibits C, D, E.*

To give this some context, south of the subject site sits a two-story small-scale apartment building, and south of that is three story residential apartment. Just across the street stand two story apartments as well. *Attached Exhibits C.*

In 2013, the Reed-Cooke Overlay was amended to allow consideration of a hotel project to be constructed at the subject site.

If constructed, the Reed-Cooke zoning regulations limit the height of the hotel to a maximum of 72 feet, and a bulk Floor-to-Air (FAR) ratio of 3.99 *Citation: DC Municipal Regulations Chapter 11, Section 1402.3*

DCMR 11-1402.3

Notwithstanding § 1402.2, the Zoning Commission, as part of a planned unit development permitting a hotel integrating the First Church Christ Scientist building on a new lot created by combining Lots 872, 875, and 127 of Square 2560, may permit a building height on former Lots 875 and 127 not to exceed 72 feet measured from Euclid Street, and an overall building density not to exceed 3.99 FAR

Looking at these amendments to the Reed-Cooke Overlay, it shows that they do not expressly provide for other zoning exceptions besides height and bulk for a hotel project at the subject site

In fact, the Reed-Cooke Overlay expressly states, “For the purpose of this chapter, no Planned Unit Development shall exceed the matter-of-right height, bulk, and **area requirements** of the underlying district ” *Citation. DC Municipal Regulations Chapter 11, Section 1402.2.*

The area requirement in this case is indeed the area behind the rear of the proposed hotel building – the required rear yard area buffer.

The rear yard requirement is applicable

The subject site is zoned C-2-B. This means that any project developed at this site is required to have a rear yard unless otherwise granted relief. *Citation. DC Municipal Regulations Chapter 11, Section 774.1.*

The Reed-Cooke regulations do not provide an exemption from the underlying C-2-B rear yard area requirements for commercially zoned districts

And, it is fact that the Planned Unit Development approval for the proposed hotel project at the subject site in Zoning Commission Order No. 11-17 never granted relief from the aforementioned rear yard area requirement.

Therefore, the underlying zoning requirement for a rear yard buffer still stands.

The rear lot line is the southern-most lot line

As shown earlier, the proposed hotel project sat across three lots, Nos 872, 875, 127, all of which were recently consolidated into one lot, No 135

We believe the southern-most lot line on the subject site is indeed the rear-yard lot line.
Attached Exhibit A & B'

That is, the rear lot line is the lot line between the subject site, Lot No. 135, and Lot No. 809 to the south.

We believe this is a common-sense conclusion given information in ZC Order No 11-17 See excerpts from the points in the Order shown below.

43 The Applications before the Commission are for consolidated review of a PUD for a full-service boutique hotel, which has as its centerpiece the restoration and long-term preservation and adaptive reuse of the century-old Church Building, an aging and largely unutilized community landmark at the core of the Adams Morgan neighborhood **The Project contemplates the renovation of the Church Building as the main entrance**, lobby and public space for the hotel, whose guest rooms, indoor pool, health club, and four levels of below-grade parking will be focused in a **seven-story masonry addition behind and to the south of the Church Building**

32. Abutting to the south of the Property is property (Lot 809) that is currently improved with a two-story row building.

44 The approximately 68-foot-tall Church Building will be preserved in its entirety, restored and modernized. **Guests will enter the hotel along Euclid Street, through the 20-foot-tall main doors** The Church Building will be transformed into a central lobby and public space, with column-free spans and 60-foot ceiling heights A restaurant is proposed for the third floor mezzanine of the Church Building, and meeting rooms will be contained in the ground floor, immediately beneath the main lobby and reception area

45 **In the new rear addition to the Church Building**, the ground floor will contain a supplemental registration area, additional meeting rooms, an indoor pool and juice bar, the loading dock and service areas, as well as the entrance to the approximately 4,000 square community center, which is located on the P1 level The health club and spa will be located in between these levels Approximately 220 hotel guest rooms will be located on the seven floors above, roughly configured in a south facing U-shape around the indoor pool

64 **DDOT indicated support for the Applicant's proposal to locate a taxi queue for hotel guests along the main entrance to the hotel along Euclid Street, N.W , and also to locate the porte cochere along Champlan Street, N W**

84 . **All of the heights were measured from the level of the curb opposite the middle of the front of the building on Euclid Street, in accordance with the provisions of the Regulations** The height ultimately approved in this order is a maximum of 72 feet with a parapet permitted above the roof

Zoning Commission Order No. 11-17 makes it clear that the main entrance to the hotel is at the front of the proposed hotel building on Euclid Street, NW – the exact location where all the fundamental zoning parameters for this project (heights, density, occupancy, etc) were measured. *Attached Exhibits E & G.*

To receive approval of a Planned Unit Development as shown in Zoning Commission Order No. 11-17, the Intervenor, Hotel Owner chose the street frontage to be Euclid Street, NW

Attached Exhibits C & E also make it obvious where the front of the hotel is located – along Euclid Street.

If the main entrance to the hotel is on Euclid Street, and that is considered the “front” of the new hotel, then drawing a line straight back from the front of the hotel most obviously shows that the southern-most lot line is the rear lot line. *Attached Exhibit A & B*

The southern-most lot line of the hotel site **is opposite** from the front lot line along Euclid Street, when defining “rear” as per the Merriam-Webster Dictionary,

rear -- noun \ˈrɪr\ the part of something that is *opposite to or away from the front part* the back part of something || Full Definition of REAR 1 the back part of something as a the unit (as of an army) or area farthest from the enemy b **the part of something located opposite its front** <the rear of a house> c buttocks, 2 the space or position at the back <moved to the rear>

An area buffer is required between the rear line of the building and rear lot line

According to the zoning regulations, “.. a rear yard shall be provided for each structure located in a Commercial District” ... with a minimum depth of 15 feet for lots zoned commercially as C-2-B *Citation. DC Municipal Regulations Chapter 11, Section 774.1.*

Further, according to the zoning definitions, the rear yard is, “a yard between the **rear line of a building** or other structure **and the rear lot line...**” “The rear yard shall be for the full width of the lot and shall be unoccupied... .” *Citation: DC Municipal Regulations Chapter 11, Section 199 1 Definition of a Rear Yard*

The rear line of the proposed hotel building is standing face-against what we believe to be the southern-most rear lot line. *Attached Exhibits C & D.*

That is, there is no rear yard provided in the current hotel plans – plans that were issued a permit erroneously by DCRA on June 5, 2015 *Attached Exhibit P.*

Since Zoning Commission Order No 11-17 does not grant relief to the Intervenor from providing a rear-yard behind the rear of the hotel building, the underlying C-2-B area requirement for a rear yard buffer still stands.

Presentation conclusion

Adams Morgan Neighbors for Action participants, especially those living on Euclid & Champlain Streets are directly affected by the adverse impacts this huge commercial project clearly presents – increased traffic, noise, pollution, and significant increases on public utility

use, most of which are aging modalities. These impacts will also mean less pedestrian safety, less healthy air, and less security in our personal & property interests. *See Attached Exhibit X, for some impacts already happening.*

By ensuring that a rear yard buffer exists according to the law, we can also ensure to bring the hotel and its serious commercial impacts closer to Euclid Street, moving many of the impacts further away from the residential community we seek to protect

This appeal if upheld will concretely benefit participating members of Adams Morgan Neighbors for Action, and will ensure the integrity of the plain language of the zoning regulations is upheld.

Sincerely,

/s/n Cassandra Joseph, Co-Facilitator

(202) 930-2660, amneighbors@openmailbox.org

Adams Morgan Neighbors for Action
c/o Cassandra Joseph
2201 Champlain Street, NW #103,
Washington, DC 20009

Adams Morgan Neighbors for Action
BZA Case No 19080

EXHIBIT(S)

~ A ~

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington D C February 14 2014

Plat for Building Permit of SQUARE 2560 LOTS 872, 875 127

Scale 1 inch = 40 feet Recorded on Microfilm (LOT 872)
 Recorded in A & T Book Page 1914 (LOT 875)
 Recorded in Book 181 Page 91 (LOT 127)

Receipt No 14-02700

Furnished to CHRIS FLACK

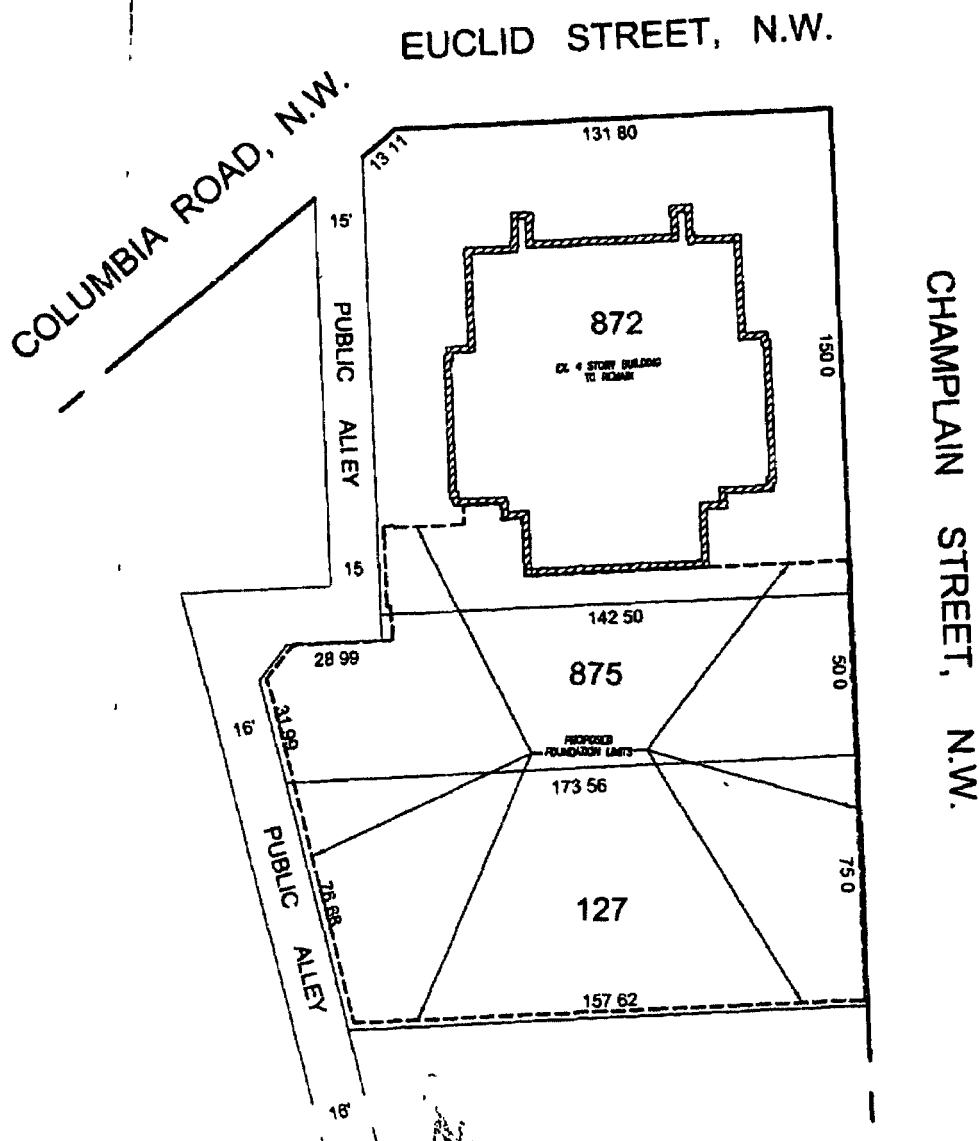
[Signature]
 Surveyor D C
 By L E S

I hereby certify that all existing improvements shown thereon are completely dimensioned and are correctly platted; that all proposed buildings or construction, or parts thereof including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application that the foundation plans as shown hereon is drawn and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses costs, claims damages, liabilities and causes of action (including reasonable attorneys fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses costs, claims, damages, liabilities and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date

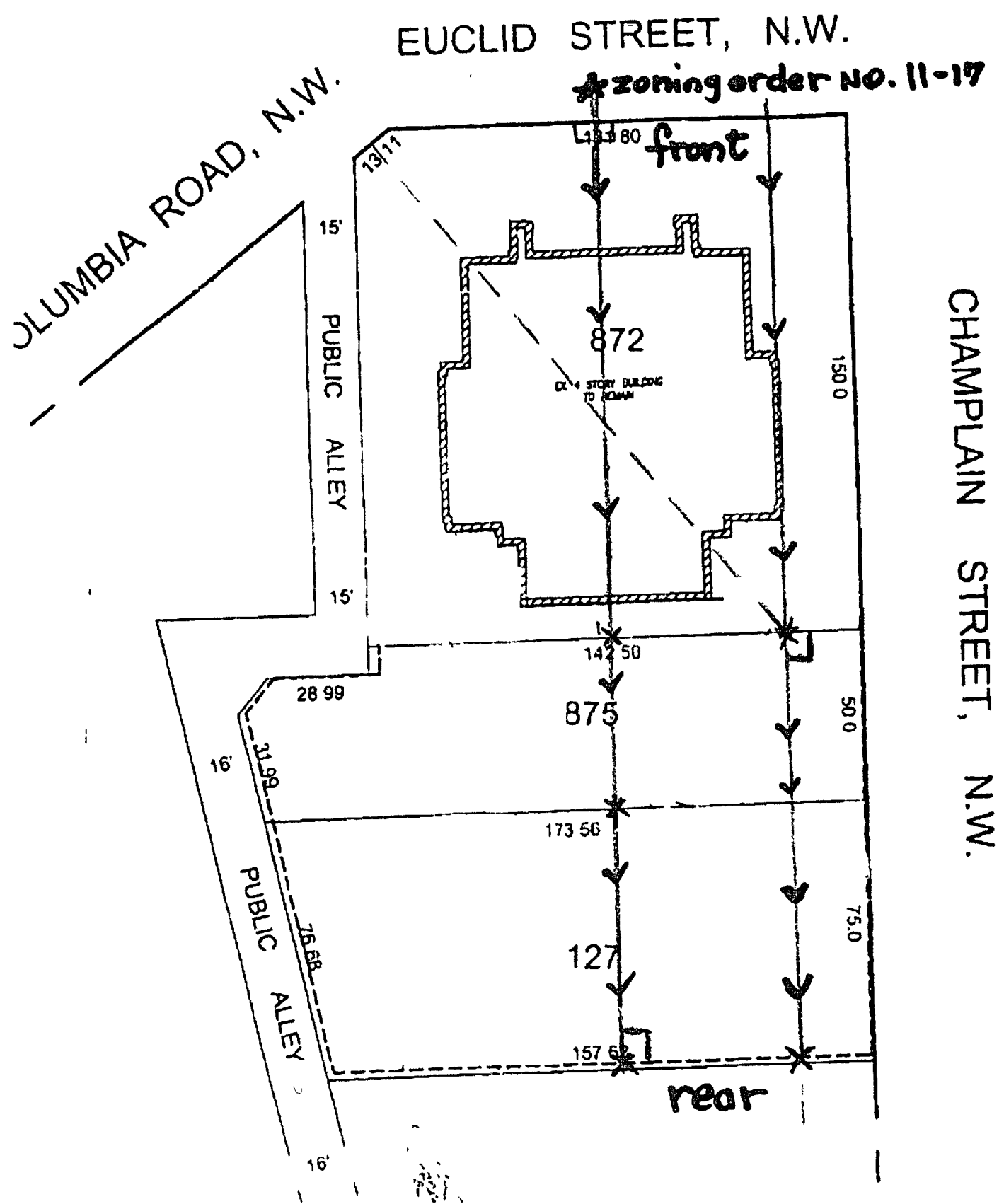
3/4/15
[Signature]
 (Signature of owner or his authorized agent)

NOTE Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue Assessment Administration and do not necessarily agree with deed description



Kenneth Parks
(Signature of owner or his authorized agent)

NOTE Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue Assessment Administration and do not necessarily agree with deed description



Adams Morgan Neighbors for Action
BZA Case No 19080

EXHIBIT(S)

~ B ~

SUBDIVISION

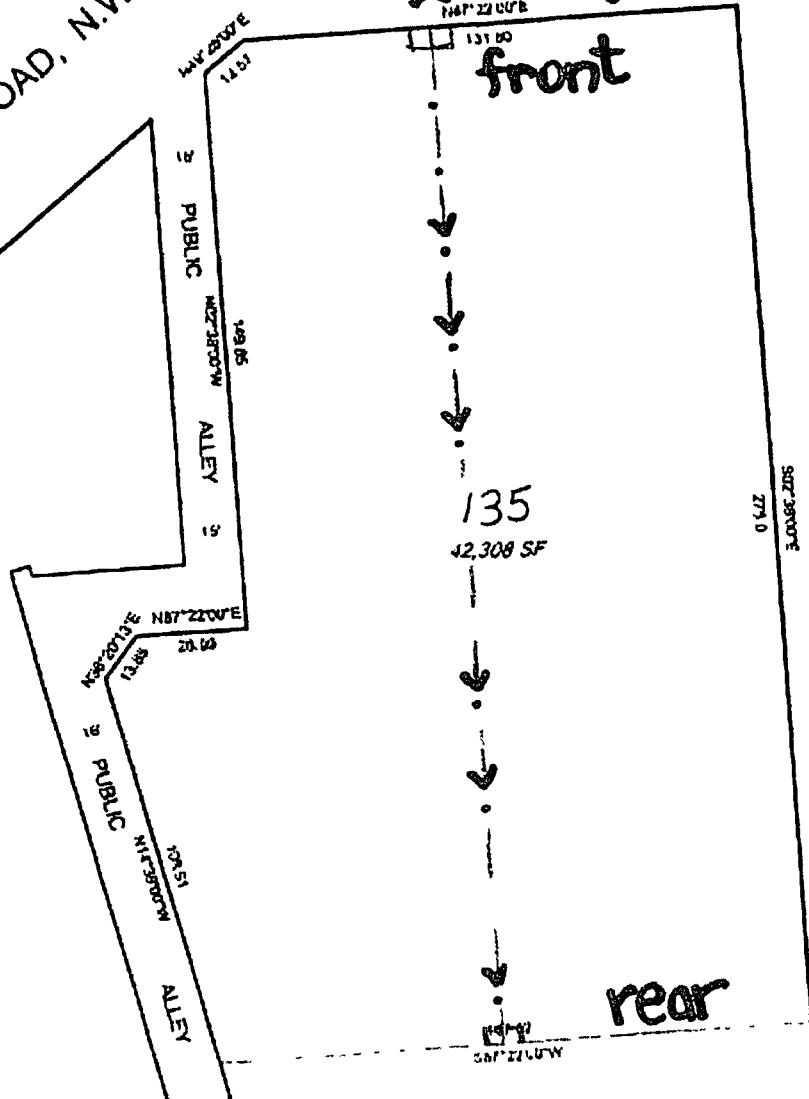
SQUARE 2560

EUCLID STREET, N.W.

★ zoning order no. 11-17

COLUMBIA ROAD, N.W.

CHAMPLAIN STREET, N.W.



LOT. 809
to south

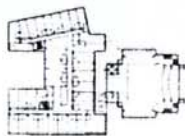
Adams Morgan Neighbors for Action
BZA Case No 19080

EXHIBIT(S)

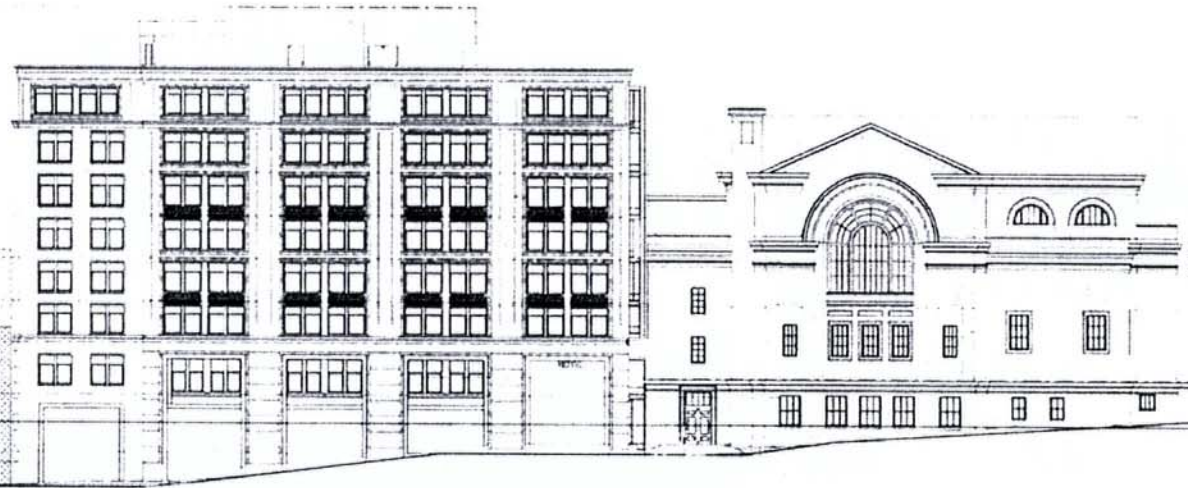
~ C ~

- ▲ ELEVATION OVERLAP
265' 6"
- ▲ MECHANICAL PENTHOUSE
267' 9"
- ▲ 100' PARAPET
252' 8"
- 22' 0" 250' 6"
- 61' 4" SEVENTH FLOOR
240' 3"
- 52' 9" SIXTH FLOOR
231' 3"
- 43' 4" FIFTH FLOOR
222' 3"
- 34' 9" FOURTH FLOOR
213' 3"
- 25' 9" THIRD FLOOR
204' 3"
- 16' 6" SECOND FLOOR
195' 3"
- 6' 11" FIRST FLOOR
184' 6"
- ▲ GARAGE FLOOR
172' 6"

POTENTIAL PUD
HEIGHT
EXISTING
BUILDING HEIGHT



ADAMS MORGAN HISTORIC HOTEL
1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009
OCTOBER 29, 2012



EAST ELEVATION



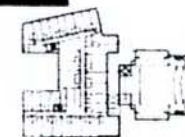
0 4 8 16 32
FEET FROM ZONING COMMISSION FRONT

* MEASURED FROM THE LEVEL OF THE
CORRESPONDING THE MODEL OR THE
FRONT OF THE BUILDING (ZONING
MEASURING POINT)

ZONING COMMISSION
District of Columbia
CASE NO. 11-17
EXHIBIT NO. 195A2



EAST ELEVATION - COLOR



ADAMS MORGAN HISTORIC HOTEL

1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

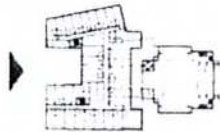
OCTOBER 29, 2012

OPX

Adams Morgan Neighbors for Action
BZA Case No. 19080

EXHIBIT(S)

~ D ~



ADAMS MORGAN HISTORIC HOTEL
1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009
OCTOBER 29, 2012

56

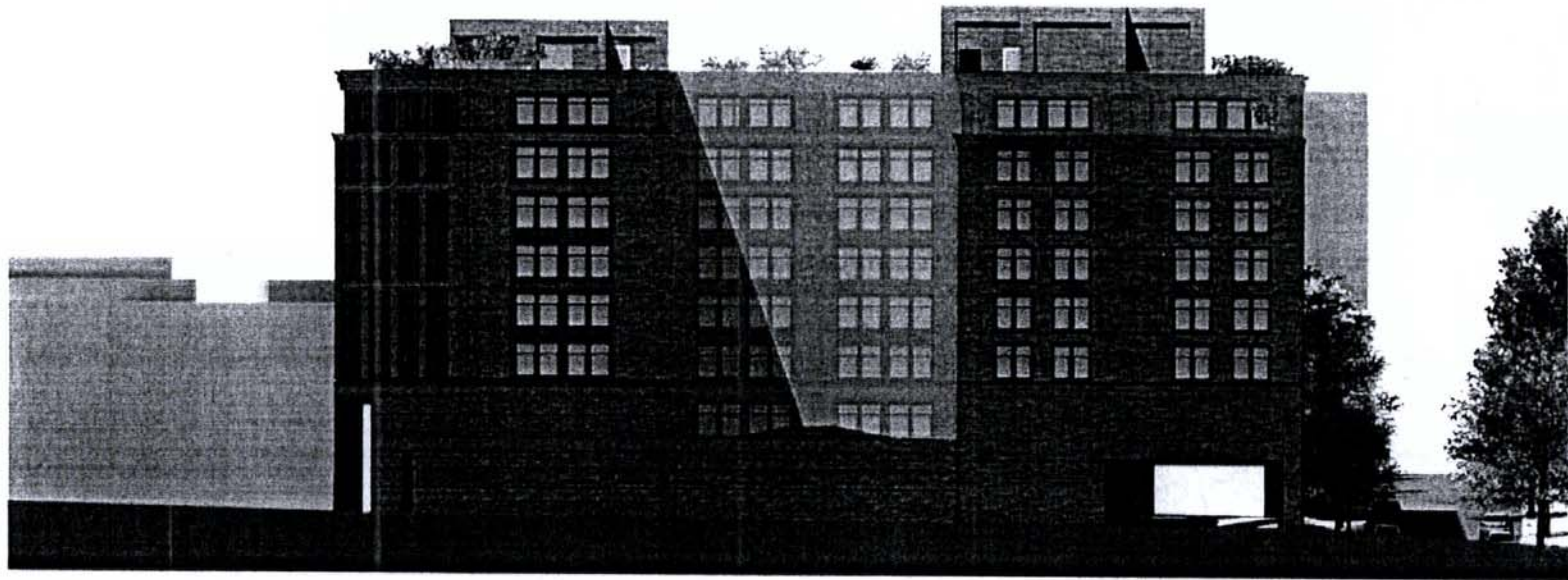


SOUTH ELEVATION

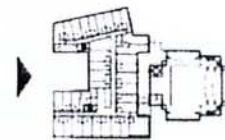


0'-0" FROM ZONING MEASURING POINT

* MEASUREMENTS TO LEVEL OF THE CORNER OF THE MIDDLE OF THE FRONT OF THE BUILDING, EXCEPT MEASUREMENTS



SOUTH ELEVATION - COLOR



ADAMS MORGAN HISTORIC HOTEL

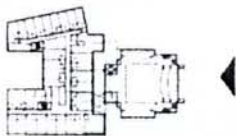
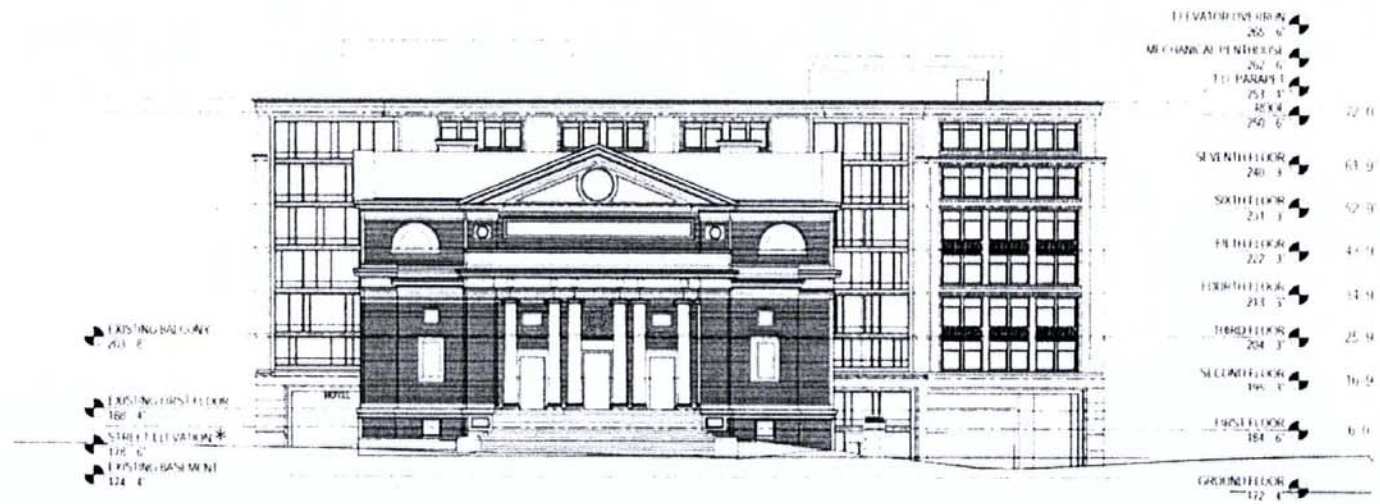
1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

OCTOBER 29, 2012

OP &&

EXHIBIT(S)

~ E ~



NORTH ELEVATION

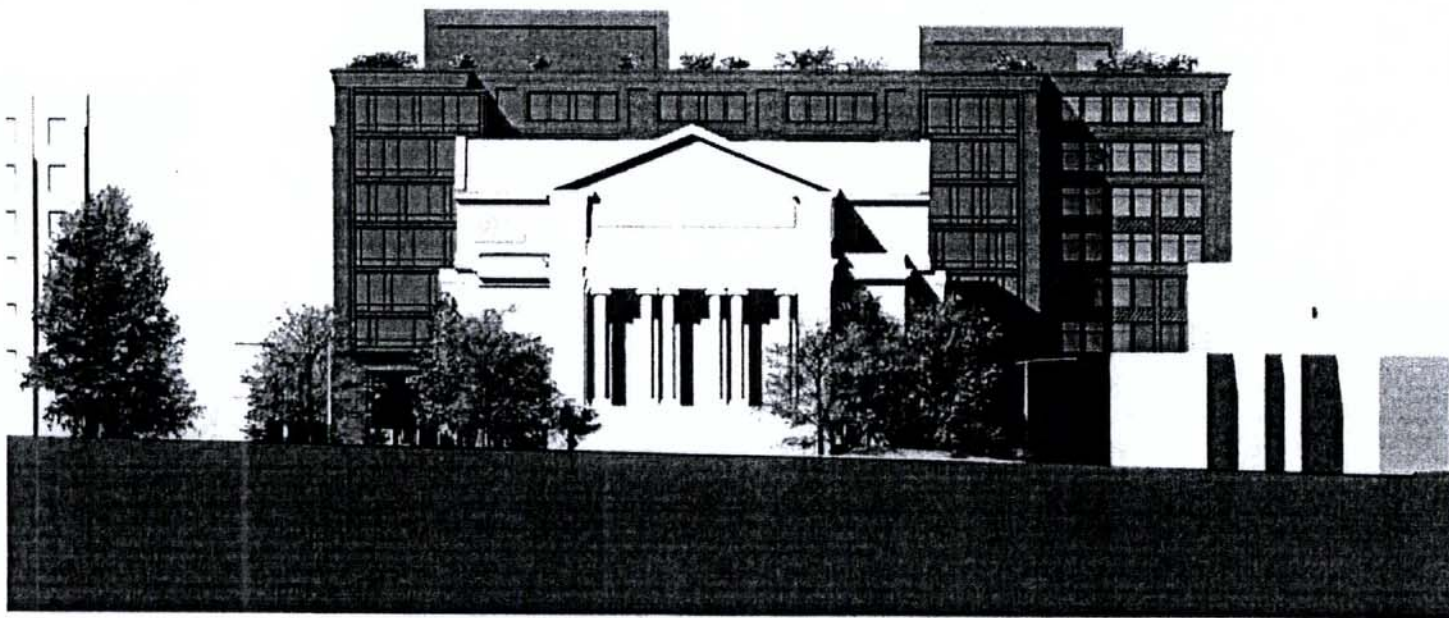
ADAMS MORGAN HISTORIC HOTEL

1780 COLUMBIA ROAD, NW

WASHINGTON, DC 20009

OCTOBER 29, 2012

OPX



NORTH ELEVATION - CURRENT SUBMISSION

ADAMS MORGAN HISTORIC HOTEL
1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009
OCTOBER 29, 2012 A7
op>>



Aerial looking west (site roughly outlined in red)



1770 Euclid Street, N.W., Northwest Corner, looking south



Aerial looking south (site roughly outlined in red)



1770 Euclid Street, N.W., looking south across Columbia Road, 7

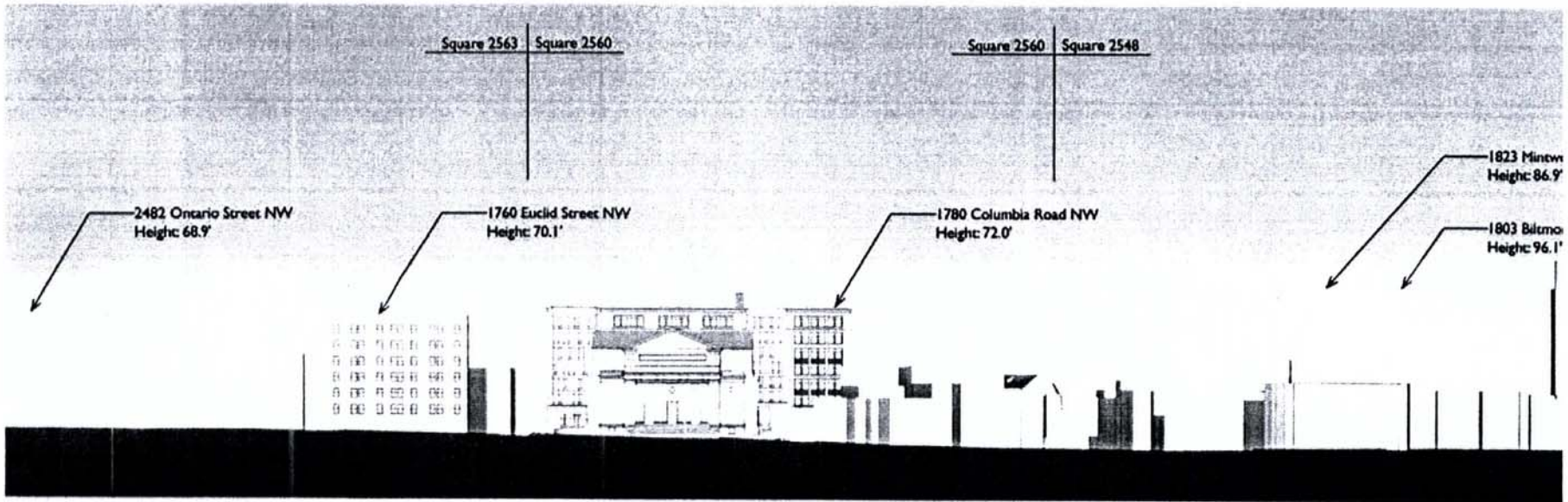
SITE PHOTOGRAPHS

ADAMS MORGAN HISTORIC HOTEL

1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

OCTOBER 29, 2012





Building Height Certifications

Address	*Curb Elevation (feet)	** Building Height Elevation (feet)	Building Height (feet)
1803 Biltmore	172.9	269.0	96.1
1760 Euclid	181.5	251.5	70.1
1763 Columbia	183.4	245.7	62.4
1851 Columbia	181.0	284.3	103.4
1823 Mintwood	178.5	265.4	86.9
2482 Ontario	180.8	249.8	68.9
1780 Columbia	178.5	250.5	72.0

* Curb Elevation measured opposite the middle of the front of the building

** Building height elevation measured to the cornice/highest visible portion of the building

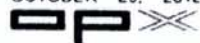
Note: All heights were obtained and verified using an independent surveyor.

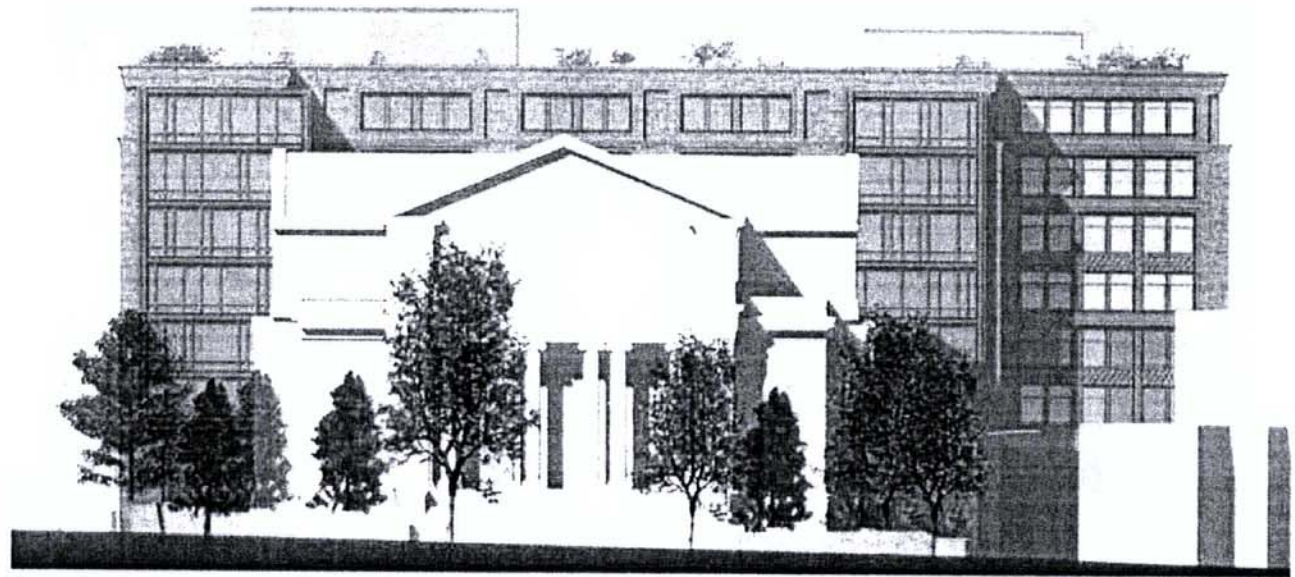
SECTION THROUGH SQUARE 2560 LOOKING SOUTH

ADAMS MORGAN HISTORIC HOTEL

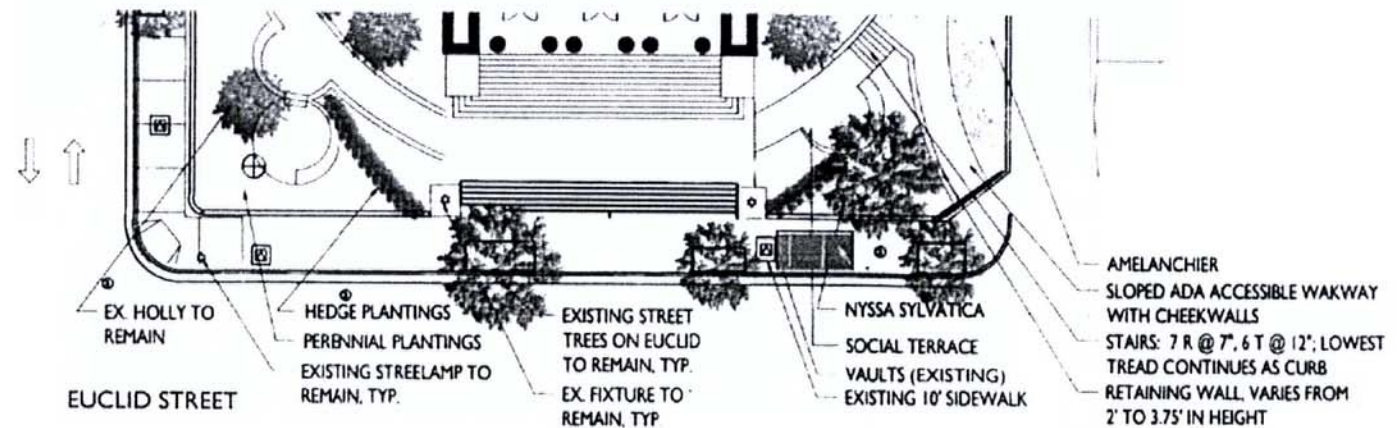
1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009

18 OCTOBER 29, 2012



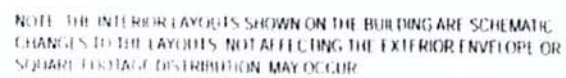


LANDSCAPE - NORTH ELEVATION



LANDSCAPE PLAN - DETAIL

ADAMS MORGAN HISTORIC HOTEL
1780 COLUMBIA ROAD, NW
WASHINGTON, DC 20009
OCTOBER 29, 2012



ADAMS MORGAN HISTORIC HOT
1780 COLUMBIA ROAD
WASHINGTON, DC 20004
OCTOBER 29.

Adams Morgan Neighbors for Action
BZA Case No 19080

EXHIBIT(S)

~ G ~



* SITE PLAN - ILLUSTRATING GREEN ROOFS

All green roofs are extensive, see sheet 32 for plant descriptions

ADAMS MORGAN HISTORIC HOTEL
1780 COLUMBIA ROAD,
WASHINGTON, DC 20004
OCTOBER 29, 2000

Adams Morgan Neighbors for Action
BZA Case No 19080

EXHIBIT(S)

~ P ~



Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel (202) 442 - 4589

Fax (202) 442 - 4862



B

BUILDING PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF
WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date 06/05/2015

PERMIT NO. B1410380

Expiration Date 06/05/2016

Address of Project	Zone	Ward	Square	Suffix	Lot
1770 EUCLID ST NW		1	2560		0872

Description Of Work
Construction of new 8 story hotel with 3 below grade parking

Permission Is Hereby Granted To Hydell Group	Owner Address 30 WEST 26TH STREET SUITE 12 NEW YORK, NEW YORK 10010	PERMIT FEE \$25,256.00
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Permit Type New Building	Existing Use Other (Specify)	Proposed Use Transient Lodging (hotel, motel, etc)	Plans Yes
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Agent Name vi2020	Agent Address 20018	Existing Dwell Units	Proposed Dwell Units 0	No of Stories 8	Floor(s) Involved All
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Conditions/ Restrictions

Third Party Company CORE Group review for Elevator

This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year

1. Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Lead Paint Abatement

Whenever any such work related to this Permit could result in the disturbance of lead based paint, the permit holder shall abide by all applicable activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule'. Working lead-based include adherence to lead-safe work practices. For more information, go to <http://ddoe.dc.gov>, Lead and Healthy Housing.

Permit Director
Melinda Bolling

Melinda Bolling

Permit Clerk
Patrice Derricott

REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639

FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557

SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557

Adams Morgan Neighbors for Action
BZA Case No. 19080

EXHIBIT(S)

~ Q ~

1400 GENERAL PROVISIONS (RC)

1400 1 The Reed-Cooke (RC) Overlay District shall be applied to the portions of Squares 150, 2557, 2558, 2560, 2562, 2563, 2566, 2567, and 2572 in the Reed-Cooke Special Treatment Area, as defined in the Comprehensive Plan, 10 DCMR § 1127, that are zoned nonresidentially as of January 1, 1989.

1400 2 The purposes of the RC Overlay District shall be to:

- (a) Implement the objectives of the Reed-Cooke Special Treatment Area, which are to.
 - (1) Protect current housing in the area and provide for the development of new housing;
 - (2) Maintain heights and densities at appropriate levels; and
 - (3) Encourage small-scale business development that will not adversely affect the residential community;
- (b) Ensure that new nonresidential uses serve the local community by providing retail goods, personal services, and other activities that contribute to the satisfaction of unmet social, service, and employment needs in the Reed-Cooke and Adams-Morgan community;
- (c) Protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impacts; and
- (d) Ensure the preservation and adaptive reuse of the First Church of Christ Scientist building located on Lot 872 of Square 2560, through a planned unit development process

1400 3 The RC Overlay District and the underlying commercial and residential zone districts shall together constitute the zoning regulations for the geographic area identified in § 1400.1

1400.4 Where there are conflicts between this chapter and the underlying zone district, the more restrictive regulations shall govern

1400 5 In addition to other applicable provisions of this title, the requirements of this chapter shall apply to.

- (a) All new construction;
- (b) All additions, alterations, or repairs that, within any eighteen (18) month period, exceed in cost fifty percent (50%) of the assessed value of the

structure as set forth in the records of the Office of Tax and Revenue on the date of the application for a building permit,

- (c) Any use that requires a change in the use listed on the owner's or lessee's certificate of occupancy, and
- (d) Any existing use that requires a new permit from the Alcoholic Beverage Control Board.

1400.6 If there is a dispute between the property owner and the Zoning Administrator about the cost pursuant to § 1400.5(b), the cost shall be determined by the average of the estimates furnished by three (3) independent qualified contractors selected in the following manner.

- (a) The first shall be selected by the owner;
- (b) The second shall be selected by the Zoning Administrator; and
- (c) The third shall be selected by the first two (2) contractors.

1400.7 The estimates provided for by § 1400.6 shall be prepared and submitted according to a standard procedure and format established by the Zoning Administrator.

1400.8 The cost of estimates shall be at the expense of the property owner

SOURCE Final Rulemaking published at 38 DCR 2386 (April 26, 1991), as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8447-48 (October 20, 2000), as corrected by Errata Notice published at 58 DCR 4314, 4315 (May 20, 2011), as amended by Final Rulemaking published at 60 DCR 3635 (March 15, 2013)

EXHIBIT(S)

~ S ~

Review of Standing & Representation

**DC Board of Zoning Adjustment
441 4th Street, NW, Suite 200 S
Washington, DC 20001**

Adams Morgan Neighbors for Action
c/o Mrs. Cassandra Joseph
2201 Champlain Street, NW #103
Washington, DC 20009

October 5, 2015

BZA Case No. 19080, Review of Standing & Representation

Submitted to bzasubmissions@dc.gov by email on October 5, 2015 from amneighbors@openmailbox.org account

**Adams Morgan Neighbors for Action (“AMNA” or “AMNFA”)
Standing and Representation**

Adams Morgan Neighbors for Action is an unincorporated non-profit citizens association formed pursuant to Section § 29–1100 of the DC Code, the Unincorporated Non-Profit Association Act of 2012. *Attached find AMNA's Governing Principles as Exhibit U*

Adams Morgan Neighbors for Action members participate with our group through meetings, online information, petitions, and when needed administrative actions, like this appeal, per our governing principles. *Review Exhibit No. 3 in BZA Case No. 19080 for AMNA petitioners and our Founding Documents.*

AMNA participants discuss, evaluate, and act on basic planning science, agency reports, and empirical socio-economic data, as well as rely on basic planning tenants and the law to mitigate against rising displacement pressures and environmental and public infrastructure impacts brought on by profit-driven corporate development in our community and City. Sometime we refer to ourselves as “AMNFA” if we get esoteric while typing.

Our participants live in Adams Morgan, many who live on Euclid & Champlain Streets and are directly affected by the adverse impacts the proposed luxury hotel presents to us – increased traffic, noise, pollution, and other environmental impacts like significant increases on public utility use, most of which are aging modalities. These impacts will also mean less pedestrian safety, less healthy air, less security in our property interests.

For example, for AMNA Co-Facilitator, Mrs. Cassandra Joseph is directly affected by and through the proposed hotel connecting into a already-known fragile utility system, including water pipes dating back to the 1800's. Not too long ago these same pipes under Champlain Street, NW, which this large commercial project seeks to use, simply collapsed just in front of her property. There are hundreds of neighbors who could be affected by another collapse, or overuse and abuse of these aging systems. *Attached Exhibit V.*

Already many neighbors have faced adverse impacts since the the start of construction of this massive commercial project – dust and debris in the air and in our homes, ruptured gas lines, power outages, construction vehicles and trucks blocking emergency vehicles from entering our neighborhood, a mess of a construction site, no mesh on the surrounding fences This is simply gross negligence *Attached Exhibit X.*

As noted by the Intervenor, Hotel Owner, AMNA has already been granted party status in at least one inter-related administrative review proceedings before the Office of Administrative hearings. This is important despite the outcomes of those legal matters.

As it relates to BZA Case No. 19080, it is clear that that neither the DC Zoning Commission nor the DC Zoning Administrator considered the area relief required in the form of a rear yard buffer. A rear yard buffer may shrink the size of the hotel and will bring the luxury hotel closer to Euclid Street and therefore shrinking impacts & moving many of the impacts further away from the residential community we seek to protect.

AMNA participants were invited to a public meeting to discuss BZA Case No 19080 on September 22, 2015 Further, two emails were distributed to AMNA's participant list seeking feedback and any objections to Mrs. Cassandra Joseph, Co-Facilitator of AMNA, to act as representative before the BZA.

On Monday, October 5, 2015, Mrs Mary Bolton, Founder and Co-Facilitator of AMNA acknowledged the lack of any objection to Mrs Joseph representing AMNA before the BZA *Attached Exhibit T*

This process of inquiry with AMNA participants regarding representation has proceeded per AMNA's Governing Principles and DC Code § 29-1100, *inter-alia* *Attached Exhibit U.*

If BZA Appeal No 19080 is upheld, the decision will concretely benefit participating members of Adams Morgan Neighbors for Action

Adams Morgan Neighbors for Action
Email: amneighbors@openmailbox.org
Phone: 202-930-2660
Website: <http://www.amneighbors.tumblr.com>
YouTube: <https://tinyurl.com/amn4a-youtube>

Adams Morgan Neighbors for Action
BZA Case No. 19080

EXHIBIT(S)

~ T ~

**No Objections to Representation
Mrs. Joseph, AMNA**

Subject **No objections....**
From Mary Bolton <mary.bolton@comcast.net>
To <amneighbors@openmailbox.org>
Cc Mary Bolton <mary.bolton@comcast.net>, Ladydiamond12
<ladydiamond12@aol.com>
Date 2015-10-05 23:41



Hi Cassandra,

After reviewing our AM Neighbors Openmailbox account and Gmail account, there have been no objections raised by participating neighbors to your representation of our group at the BZA tomorrow in Case No 19080.

You are cleared for takeoff per our governing principles, and as a co-Facilitator with you in this dynamic citizens group, you have our full support

We also got calls of enthusiasm from several participating neighbors, including two living across the street from the hotel project. Let me know what how we should prepare those for presentation.

Unfortunately I cannot be with you tomorrow due to this bronchial infection I have come down with since returning home. But I will be watching online and so will many neighbors who can't otherwise be there in person

Thank you for serving the neighbors well. Your actions through our group may bring untold relief from many of the hotel impacts, or at least mitigate them.

Thanks!

Mary Bolton, Co-Facilitator
Adams Morgan Neighbors for Action
202-390-1280



AM Neighbors <amneighborsdc@gmail.com>

AMNFA Final Inquiry-Hotel Case Nxt TUES

AM Neighbors for Action <amneighbors@openmailbox.org>

Fri, Oct 2, 2015 at 5 15 PM

To amneighborsdc@gmail.com, AMNFA-LIST <amneighbors-list@openmailbox.org>, amneighbors@openmailbox.org

Dear AMNFA participants and petitioners,

Hope all is well We are seeking final inquiry into a legal matter regarding the Adams Morgan hotel project

Per our Unincorporated Non-profit Association charter and guiding principles, the facilitators of our group Adams Morgan Neighbors for Action seek final consent, regarding our appeal before the BZA next Tuesday

I, Cassandra Joseph, co-facilitator, had called a public meeting to discuss this on September 22, 2015 At the meeting, BZA Case 19080 was on the agenda Participants discussed our claims and there was consensus on me representing the group before the BZA

Then as a follow-up we sent an email on September 24, 2015, to the AMNFA list describing the case, our claims, and then sought consensus through non-objection as required by our charter

Since that time, we have not received any objection to me, Cassandra Joseph, co-facilitator, representing the group before the BZA next Tuesday

We are again writing to inform you all of our intention to appear next Tuesday at the BZA, 441 4th Street, NW, Suite 200 South, Judiciary Square Metro, at 9 30am Attached find our claims

We ask for your in person support if at all possible during the day next Tuesday, October 6, 9 30am, at the address above

Please inform of your ability to be there, or any last concerns or objections to my representation

Thank you
Cassandra Joseph

Adams Morgan Neighbors for Action
Email amneighbors@openmailbox.org
Phone 202-930-2660
Website <http://www.amneighbors.tumblr.com>
YouTube <https://tinyurl.com/amn4a-youtube>



14day--BZA.pdf

185K

EXHIBIT(S)

~ U ~

AMNA's Governing Principles

Adams Morgan Neighbors for Action

Governing Principles

Created May 2014, Revised January 2015

Adams Morgan Neighbors for Action ("AMNA" or "AMNFA") is an unincorporated non-profit citizens association formed under DC Code § 29-1100, *inter-alia*, also known as the Unincorporated Non-Profit Association Act of 2012

Organization Mission

AMNA seeks to understand how corporate development is affecting our unique Adams Morgan Neighborhood in Ward 1, Washington, D.C.

Structure & Purpose

Consisting of all-volunteer participating members living in Adams Morgan, AMNA is an unincorporated non-profit citizen group which meets online and in-person to discuss, evaluate, and act on basic planning science, agency reports, and empirical socio-economic data, as well as rely on basic planning tenants and the law to mitigate against rising displacement pressures and environmental and public infrastructure impacts brought on by profit-driven corporate development in our community and City.

Governing Principles

Per DC Code § 29-1100, *inter-alia*, the following governing principles take precedent in guiding AMNA to meet the objectives and mission of our non-profit citizen association

Participants (Members)

Any citizen living and/or working in Adams Morgan can be a participating member of AMNA. Adams Morgan citizens who agree with AMNA's mission can participate through meetings, in-person and online, through social media, the signing of petitions, and/or otherwise being active in AMNA campaigns. There are no membership fees to participate and the level of one's activity in AMNA is determined by one's own chosen level of participation

Facilitators (Managers)

The Founders of AMNA are the original managers of this unincorporated non-profit citizens association per DC Code § 29-1100, *inter-alia*. AMNA managers will be known as Facilitators. Facilitators can call meetings and implement participant polls, can conduct business on behalf of AMNA if the business involves no financial expenditures by the group, can make legal representations on behalf of AMNA before administrative agencies and other legal entities, and may update AMNA participants about campaigns and activities to participate in. Facilitators may be recalled from their position at anytime by AMNA participants. If a recall request is delivered to the AMNA list and there are no objections by any other AMNA participant, then the Facilitator is recalled and becomes simply an AMNA participant. Facilitators may also resign in writing at anytime by sending a note to the list of AMNA participants. Facilitators otherwise have no terms or term-limits. There shall be no more than three facilitators operating in good-faith at any given time. Facilitators swear to uphold the mission of AMNA as stated above

Voting (Consensus)

There are no strict rules on what issues/actions should or should not be voted on. The Facilitators are vested with many powers to conduct business on behalf of AMNA, and may choose not to seek consensus on most of their activities

However, when Facilitators reach controversial issues, and/or have to take atypical action, and/or otherwise determine that an issue/action has arisen that may be best to receive comments and consensus from AMNA participants, then the Facilitators may:

- * Call for a public meeting to discuss the issue/action with the objective to reach consensus on what to do collectively regarding the issue/action;
- * Use online social media, email, phone, fax, or any other form of reasonable communication to reach out to participants so to seek their consensus regarding the issue/action.

When AMNA is said to have "reached consensus" it means that no AMNA participant(s) have voiced or lodged an objection to the issue/action that is being proposed by the Facilitators, and/or proposed by other members of AMNA. Objections may be made in person or by other form of communication, including electronically and by phone. If any objection has been made to any specific issue/action, then there is not consensus and that issue/action cannot be implemented until all objections are retracted. These Governing Principles may be amended by Facilitators, only after consensus on the amendments have been reached.

Privacy of Data

AMNA Facilitators may keep a list of AMNA members who are participating at any level of engagement with AMNA. This list must be kept private and secure unless ordered by a judge or administrative agency to be released, at which time a list may be prepared for review in as discrete a way as possible. AMNA petition campaigns serve as an exception to these privacy principles. Petition campaigns and the data collected may not be considered private even if there is data on the petitions of AMNA participants. Thus, AMNA petitions may be published in the public record as reasonably determined by the Facilitators.

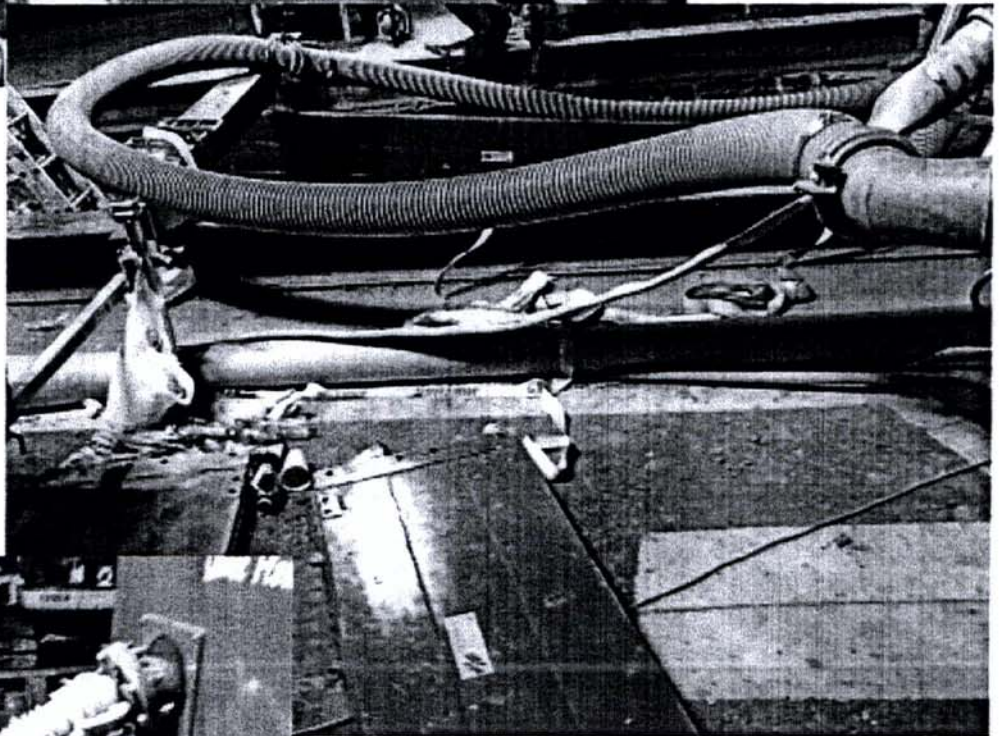
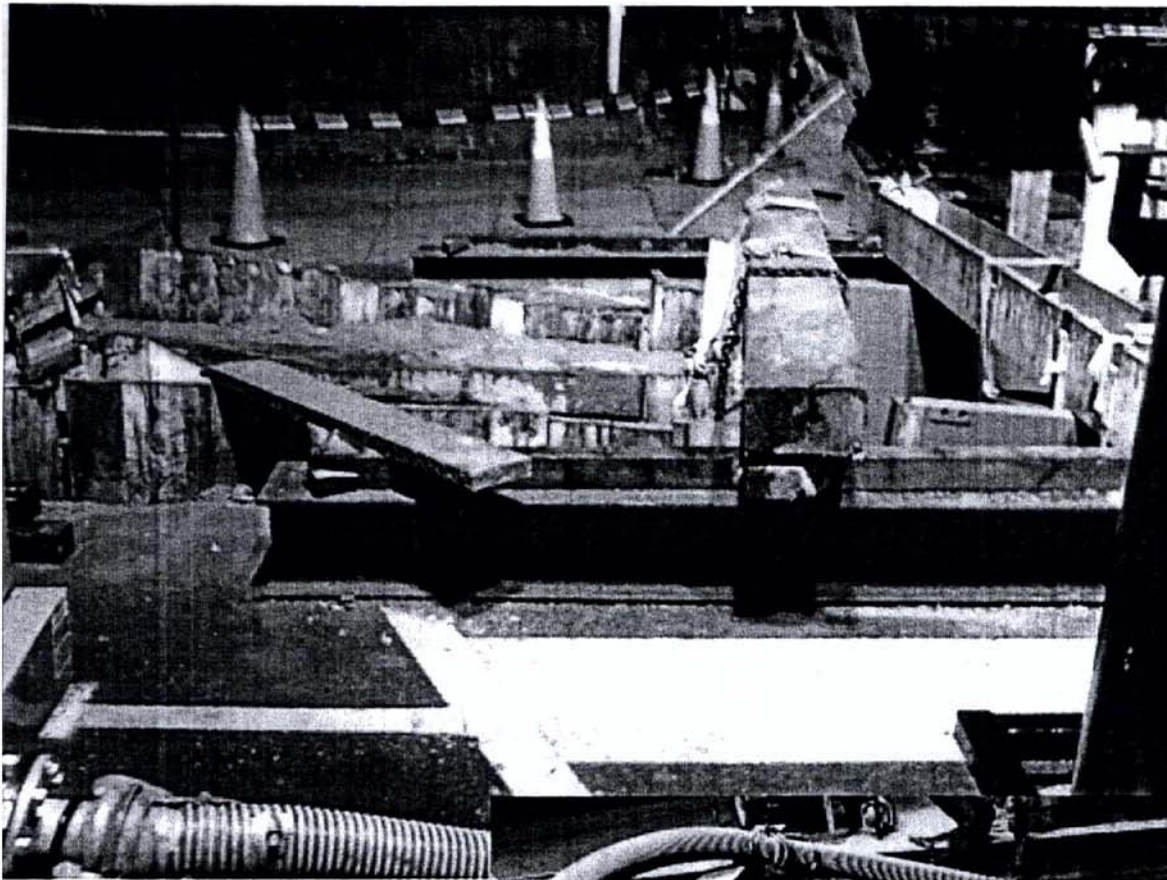
Adams Morgan Neighbors for Action

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EXHIBIT(S)

~ V ~

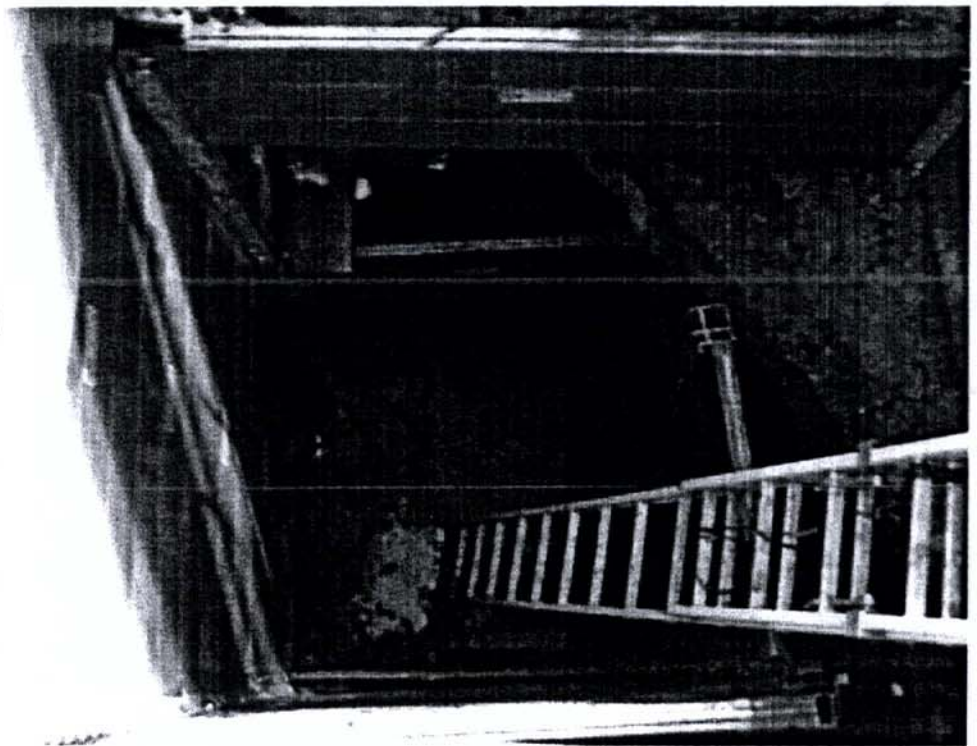
**Sinkhole at Champlain & Kalorama
Waterpipes from the 1800's**



photos by C. Joseph
Dec 2011
Kalorama and
Champlain Streets



photos by C. Joseph
Dec 2011
Kalorama and
Champlain Streets



EXHIBIT(S)

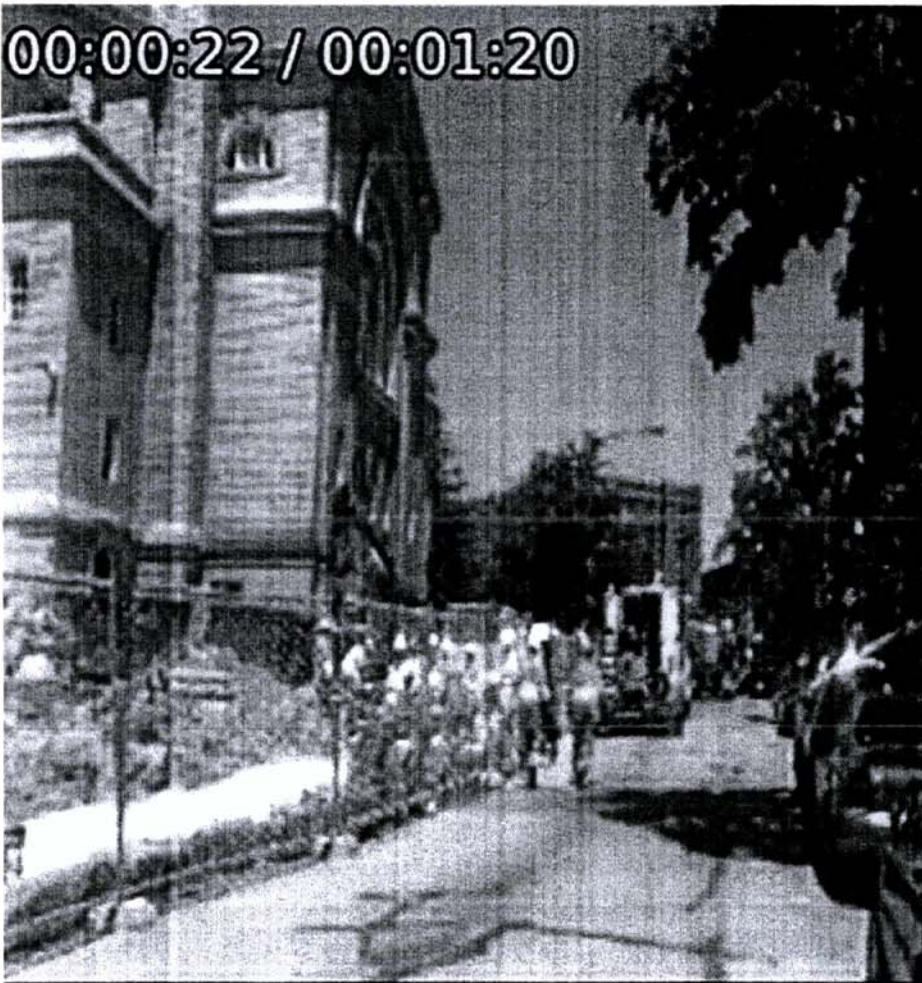
~ X ~

**Adverse Impacts Already
Happening During Construction**

Gas Pipe
Struck by
Construction Crews
at Hotel Site
May 2015
Gas shut off!
Champlain Street
blocked for the day

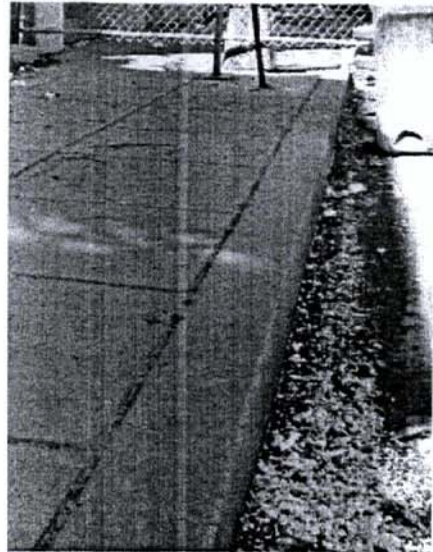


00:00:22 / 00:01:20



▶ 00:01:05 / 00:01:20uck a gas pipe





Dust -- everywhere



they don't
care about
our health!



▶ 00:00:25 / 00:04:56



Construction trucks in our residential area, no pedestrian safety -- trucks riding up on sidewalks, hitting trees. Summer 2015.

▶ 00:01:45 / 00:04:56



▶ 00:01:39 / 00:04:56



▶ 00:01:02 / 00:04:56



▶ 00:02:43 / 00:04:56

