



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

July 11, 2015

Julie Seiwell (1C01)

Hector Huevo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

Mr. Lloyd Jordan
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: 1828 Ontario Place NW

Dear Chair Jordan,

At a duly noticed public meeting held on July 8, 2015, with a quorum present, ANC1C voted 8-0 to pass the attached resolution concerning 1828 Ontario Place NW.

Sincerely,

Billy Simpson
Chair, Advisory Neighborhood Commission 1C

Whereas, ANC1C and current residents have notified all relevant District agencies, including the Department for Consumer and Regulatory Affairs, through the Resolution in Support of Moratorium on Major Additions to Row Dwellings in Adams Morgan, ANC 1C adopted on March 4, 2015 and the ANC1C Resolution on Parking dated May 6, 2015 that all new conversions must comply with current zoning regulations, including parking requirements.

Whereas, upon DC Zoning Administrator went on the record in an April 2, 2015 email stating that a conversion to a four-unit dwelling must first demonstrate the presence of two 9' x 19' regulation parking spaces or BZA relief from this requirement and that, absent such, DCRA cannot approve a permit.

Whereas, the width of 1828 Ontario Place NW is 16.8' and

- (a) the R-5-B zone the building code requires a width of 18' to allow two legal parking spaces on any plot,
- (b) for a second substandard parking space 8' are required, for a total of 17 feet,
- (c) in order to build four units on a plot two legal parking spaces must be provided.

Whereas, the DC Zoning Administrator subsequently approved on May 13, 2015 a permit approving two parking spaces for 1828 Ontario Place NW.

Whereas, the neighbors of Ontario Place NW believe that this decision is flawed and that the developer has failed to meet the parking requirements for conversion to a four-unit building as required per DCMR Title 11.

Therefore, ANC1C joins with neighbors of Ontario Place NW to file and support their Board of Zoning Adjustments appeal for the development on 1828 Ontario Place NW.