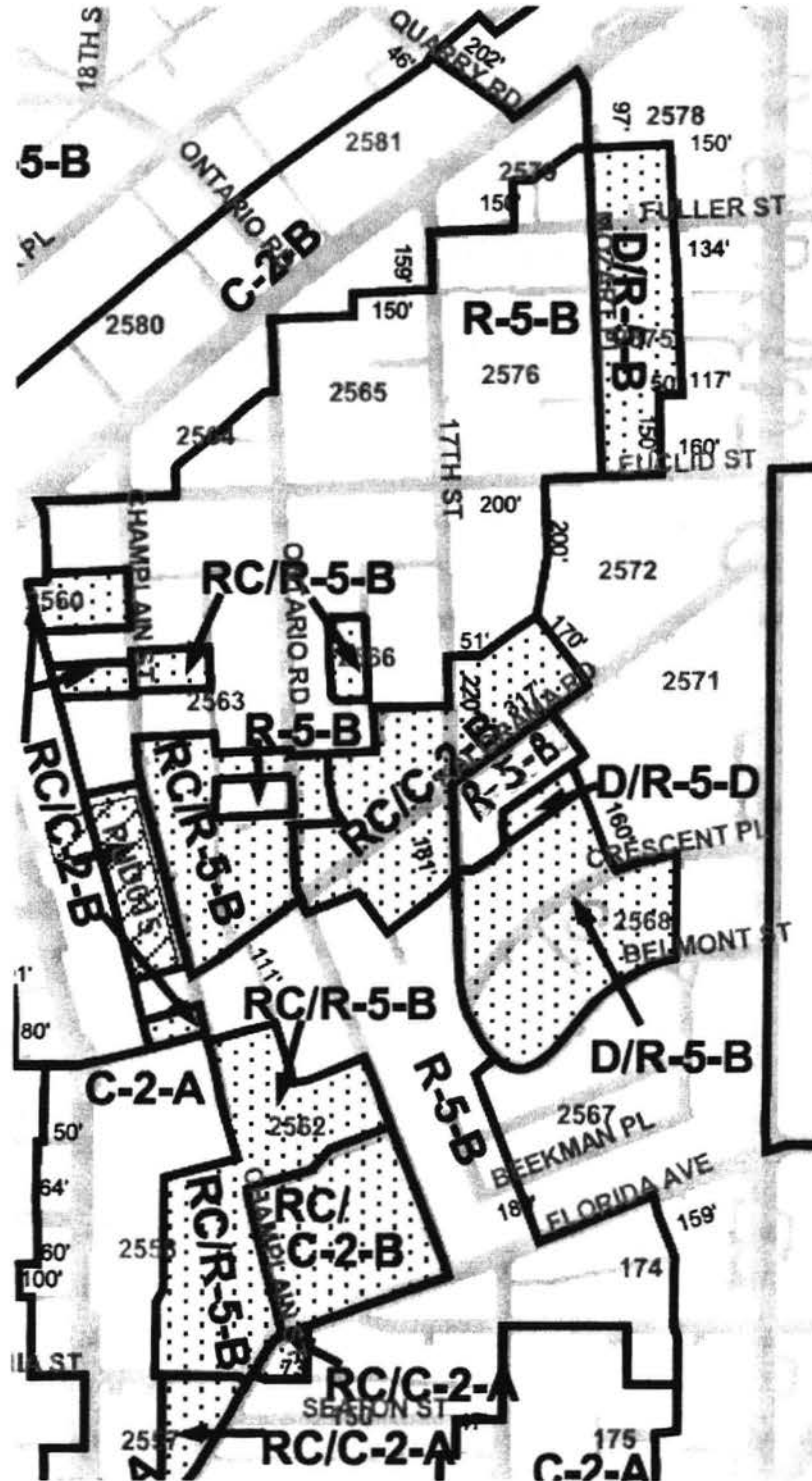


**SUMMARY OF
NEW RESIDENTIAL DEVELOPMENTS
ADDED AND/OR PLANNED, 2003-PRESENT
IN REED-COOKE SECTION OF ADAMS MORGAN**



**ZONING COMMISSION
District of Columbia**

CASE NO. 04-36

EXHIBIT NO. 80

EXHIBIT NO.80

**SUMMARY OF NEW RESIDENTIAL DEVELOPMENTS
ADDED AND/OR PLANNED 2003-PRESENT
IN REED-COOKE SECTION OF ADAMS MORGAN**

Date of Order (if applicable)	ZC/BZA No. (if applicable)	Applicant / Developer	Address (Square, Lot)	# Apt Units Approved / Planned	Current Status
12/8/97	ZC No. 832	Adams Morgan Development Co. LP	2415 18th St. NW 2328 Champlain St. NW (Sq. 2560, Misc. Lots)	~70	Completed 2003-2004
6/11/02	BZA 16815	Adams Alley LLC	2412 (Rear) 17th St. NW (Sq. 2566, Lot 95)	12	Completed 2005
10/29/02	BZA 16931	2327 Champlain Street, LLC	2327 Champlain St. NW (Sq. 2563, Lots 101, 879, 883)	68	Completed 2005
6/3/03	BZA 17009	RWN Development Group	1700 Kalorama Rd. NW (Sq. 2567, Lot 81)	36	Completed 2005
10/14/03	BZA 17070	Meridian International Center	17th and Belmont Sts. NW (Sq. 2567, Lot 850)	29	Completed 2005
3/2/04	BZA 17111	2412 Limited Partnership	2412 17th St. NW (Sq. 2566, Lot 819)	23	Under Construction
7/6, 7/13, and 8/3/04	BZA 17175 & 17175-A	Douglas Development Corp./ Jemal's Wheel LLC	1701 Kalorama Rd. NW (Sq. 2566, Lot 90)	48	Completed 2006
<i>Proposed or Planned:</i>					
Pending	BZA 17431	King's Creek LLC	2329-35 Champlain St. NW (Sq. 2563, Lots 86 & 103)	22	Pending BZA Decision
Pending	ZC 04-36	Dorchester House Associates LLC and Kalorama West LLC	2480 16th St. NW (fronting on 17th St. NW) (Sq. 2572, Lots 815 & 816)	145-151	Pending ZC Decision
Matter of Right	n/a	1654 Euclid Street LLC	1654 Euclid St. NW (Sq. 2572, Lot 33)	22	Public Space Permit Application for Construction Submitted
Matter of Right	n/a	Embassy Real Estate Holdings LLC and Spaulding & Slye LLC	2700 16th St., 2701 Mozart Place, and 1601 Fuller St. NW (Sq. 2578, Lot 26)	79	Pending Appeal to Mayor's Agent from HPRB Decision

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 832
Case No. 97-1C
(Consolidated Planned Unit Development
@ 2415 18th Street, N.W. &
2328 Champlain Street, N.W.
The Adams Morgan Garage and Residences)
December 8, 1997

Pursuant to notice, the Zoning Commission for the District of Columbia held a public hearing on June 16, 1997, to consider an application from the applicant, Adams Morgan Development Company Limited Partnership, for consolidated review and approval of a planned unit development (PUD), pursuant to Chapter 24 and Section 102, respectively, of the D.C. Zoning Regulations, Title 11 of the District of Columbia Municipal Regulations. The public hearing was conducted in accordance with the provisions of 11 DCMR 3022.

FINDINGS OF FACT

1. On January 10, 1997, the applicant filed a request for the consolidated review and approval of a planned unit development for property located at 2415 18th Street, N.W., and 2328 Champlain Street, N.W., Lots 90, 91, 92, 105, 106 and 125 in Square 2560.
2. The applicant proposes to construct a parking garage to service commercial and residential uses in the area, containing approximately 325-350 spaces, and a mixed-use residential/commercial component with approximately 50-80 apartment units and approximately 4,000 square feet of retail space.
3. The subject property is currently owned by the District of Columbia. The District of Columbia would lease the ground under the proposed parking garage to the applicant for 27 years, and would sell the 18th Street parcel and the air rights above the garage to the applicant. After the 27 year lease period, ownership of the garage would revert to the District of Columbia.

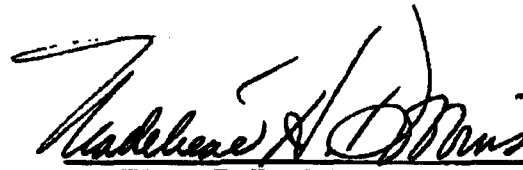
provisions. Nothing in the Commission's order shall be understood to require the Zoning Regulations Division of DCRA to approve permits if the applicant fails to comply with any provision of D.C. Law 2-38, as amended.

Vote of the Zoning Commission taken at its public meeting on July 14, 1997 3-0: (John G. Parsons, Maybelle Taylor Bennett to approve; Herbert M. Franklin to approve by absentee vote; Jerrily R. Kress not voting, not having heard the case).

This order was adopted by the Zoning Commission at its regular public meeting on December 8, 1997 by a vote of 3-0 (Herbert M. Franklin and John G. Parsons to adopt; Maybelle Taylor Bennett to adopt by absentee vote; Jerrily R. Kress not voting, not having heard the case).

In accordance with the provisions of 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register; that is, on DEC 26 1997.


MAYBELLE TAYLOR BENNETT
Chairperson
Zoning Commission


MADELIENE H. DOBBINS
Director
Office of Zoning

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16815 of Adams Alley LLC, pursuant to 11 DCMR § 3103.2 for a variance from the floor area ratio requirements under section 402, a variance from the nonconforming structure provisions for a building not meeting the lot occupancy requirements under Sections 403 and 2001.3, a variance from the off-street parking requirements of Section 2101, and a variance from the restrictions governing the use of alley lots under Section 2507, to allow the construction of an addition to an existing structure for a mixed-use (residential, office, and private club) building in a RC/R-5-B District at premises 2412 Rear 17th Street, N.W. (Square 2566, Lot 95).

HEARING DATE(S): January 15, March 12, May 21, and May 29, 2002

DECISION DATE: June 11, 2002

DECISION AND ORDER

Preliminary Matters

The Applicant in this case is Adams Alley LLC ("Adams Alley" or "Applicant"), the owner of the property that is the subject of the application. The original application submitted by the Applicant requested a special exception to construct a building height in excess of that permitted as a matter of right in the Reed-Cooke Overlay District, and variance relief from the maximum permitted floor area ratio ("FAR") in the R-5-B District, from lot occupancy requirements, and from the restrictions on the use of an alley lot.

After numerous meetings and discussions with members of the Reed-Cooke and Adams Morgan community, various changes were made to the project that modified the necessary zoning relief. As a result of these changes, the Applicant no longer sought special exception approval to exceed the 40-foot height restriction of the Reed-Cooke Overlay District but requested the following relief: variance relief from the floor area ratio requirements of § 402; variance relief to allow an addition to a structure that exceeds the permitted lot occupancy under § 2001.3; variance relief from the restrictions on the use of an alley lot under § 2507; and variance relief from the off-street parking requirements under § 2101. The application was self-certified. By letter dated February 22, 2002, the Zoning Administrator stated that the Applicant had requested the appropriate zoning relief to construct the project that is the subject of this Application. (Applicant's Pre-Hearing Statement at p. 1, Exhibit 36, and Letter of the Zoning Administrator, Exhibit 42.)

7. The subject property is located in the Reed-Cooke RC/R-5-B zoning district. Previously, the area was zoned predominately C-M-2, and contained various industrial uses as well as residential uses. The existing building is a nonconforming structure that was built in accordance with requirements of the C-M-2.
8. The R-5 districts are designed to permit a flexibility of design by permitting all types of urban residential development that conform to applicable height, density, and area requirements. 11 DCMR § 350.1. Moderate height and density are permitted in the R-5-B district. 11 DCMR § 350.2. The R-5-B zone permits a maximum height of 50 feet, a maximum FAR of 1.8, and a maximum lot occupancy of 60 percent. 11 DCMR §§ 400.1, 402.4, 403.2.
9. The purposes of the Reed-Cooke overlay district include to protect current housing and provide for the development of new housing; to maintain heights and densities at appropriate levels; to encourage small-scale business development that will not adversely affect the residential community; to ensure that new non-residential uses serve the local community; and to protect adjacent and nearby residences from damaging traffic, parking, environmental, social, and aesthetic impacts. 11 DCMR § 1400.2.
10. The Applicant proposes to construct a two-story addition to the existing building to create a mixed-use development containing a total gross floor area of 34,291 square feet. As planned, the existing building would be retained and converted to a parking garage on the first floor and space for offices and a private club on the second floor, with 12 residential condominiums constructed in the two-story addition. The project would have a total building height of 31 feet, six inches, and a total FAR of 2.94.
11. The proposed project would contain approximately 16,000 square feet of residential space; approximately 12,000 square feet of space to be occupied by the Patricia M. Sitar Center, a nonprofit organization that is classified as a private club for purposes of the Zoning Regulations; and approximately 3,500 square feet of gross floor area available for office/community organization use. (Exhibit 36 at p. 4.)
12. The residential portion of the proposed mixed-use development would contain 12 two-bedroom units with two floors, so as to increase natural light. The residences would have direct access to a roof terrace and to the parking garage level, separate from the non-residential access to the parking garage level. (Exhibit 36 at pp. 4-5.)

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 16931 of 2327 Champlain Street, L.L.C. (the "Applicant") pursuant to 11 DCMR § 3103.2 for a variance from the lot occupancy requirement of Section 403.2 and for a variance from the floor area ratio ("FAR") requirement of Section 402.4 and pursuant to 11 DCMR §§ 3104.1 and 1403 for a special exception from the maximum permitted height requirement under Section 1402.1 and pursuant to 11 DCMR § 3104.1 for a special exception from the roof structure requirement of Section 411 for the construction of an apartment house with sixty-eight units to be located at 2327 Champlain Street, N.W. (Square 2563, Lots 101, 879, and 883) and located in the RC/R-5-B District (the "Application").

HEARING DATE: October 29, 2002
DECISION DATE: October 29, 2002 (Bench Decision)

DECISION AND ORDER

SELF CERTIFIED:

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

PRELIMINARY MATTERS:

1. The Board of Zoning Adjustment (the "Board"), pursuant to its rules, provided proper and timely notice of the public hearing on this Application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission ("ANC") 1C and to owners of property within 200 feet of the subject site.
2. Geoffrey H. Griffis, Chair of the Board, recused himself from these proceedings to eliminate the appearance of any impropriety based on his connection to the architecture firm involved in the Application.
3. The subject site is located within the jurisdiction of ANC 1C, which is automatically a party to this application. ANC 1C submitted a letter in support of the Application on October 29, 2002. The Board accepted ANC 1C's report into the record by waiving its seven day advance filing rule for such reports set forth in 11 DCMR § 3115.1. Eleanor Johnson testified on behalf of ANC 1C.

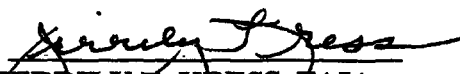
property owners that the proposed roof structure will have no adverse impact upon neighboring properties. The Board concludes that the special exception does not materially impair Chapter 400 or the Zoning Regulations and the light and air of adjacent buildings is not affected adversely. The Board further concludes that the OP and ANC has been given the "great weight" to which it is entitled.

The Board notes that the Reed-Cooke Neighborhood Association requested that a construction management plan be a condition to the approval. The Board concludes that such a condition is not appropriate, but the Board encourages the Applicant to give every consideration to putting a construction management plan in place to assist the neighborhood during the construction period.

In light of the foregoing, the Board **ORDERS** that the application be and the same is hereby **GRANTED**.

VOTE: **4-0-1** (Anne M. Renshaw, David A. Zaidain, John G. Parson, and
Curtis L. Etherly, Jr., to approve; Geoffrey H. Griffis, not
voting, not participating, having recused himself from these
proceedings)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
Each concurring member has approved the issuance of this Order.

ATTESTED BY: 
JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: DEC 20 2002

PURSUANT TO 11 DCMR § 3125.6, THIS ORDER WILL BECOME FINAL UPON ITS FILING IN THE RECORD AND SERVICE UPON THE PARTIES. UNDER 11 DCMR § 3125.9, THIS ORDER WILL BECOME EFFECTIVE TEN DAYS AFTER IT BECOMES FINAL.

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 17009 of RWN Development Group, pursuant to 11 DCMR § 3104.1, for a special exception to allow an increase in building height from 40 feet to 50 feet under subsection 1402.1, and pursuant to DCMR § 3103.2, a variance from the residential recreation space requirement under section 773, to allow the conversion and enlargement of an existing commercial building into a 35-36 unit apartment house with ground floor professional and nonprofit arts uses in the RC/C-2-B District at premises 1700 Kalorama Road, N.W. (Square 2567, Lot 81).

HEARING DATE: May 13, 2003
DECISION DATE: June 3, 2003

DECISION AND ORDER

On March 5, 2003, RWN Development Group filed an application with the Board of Zoning Adjustment (BZA) seeking a special exception and a variance in connection with the development of a new apartment building at 1700 Kalorama Road, N.W. The BZA, at its June 3, 2003 public meeting, after discussion and deliberation on the application approved the application by a vote of 5-0.

PRELIMINARY MATTERS:

Notice of Application and Notice of Hearing. By memorandum dated March 7, 2003, the Office of Zoning provided notice of filing of the application to the District of Columbia Office of Planning, the affected Advisory Neighborhood Commission (ANC 1C) and Single Member District Commissioner, and the Ward 1 Council Member. Exhibit Nos. 12, 13, 14 and 15.

The BZA scheduled a hearing on the application for May 13, 2003. Pursuant to 11 DCMR § 3113.13, the Office of Zoning, on March 13, 2003, mailed the Applicants, the owners of all property within 200 feet of the subject property, and ANC 1C notice of hearing. Exhibit Nos. 17, 18 and 19. Notice of hearing was also published in the D.C. Register. The Applicants filed an Affidavit of Posting, which indicates that the property was posted properly. Exhibit No. 24.

Request for Party Status. Gloria and Emmark Brown (the "Browns"), the owners of a property at 2316 17th Street, N.W., which abuts Applicant's property on 17th

- (1) The project will be developed substantially in accordance with the plans submitted by the Applicant and reviewed by the Board at the public hearing on the application (Exhibit 28).
- (2) The Applicant shall provide 5.8% residential space in two rooftop decks as shown in Exhibit 28.
- (3) The Applicant provide a minimum of 1,350 square feet of affordable housing in the project in accordance with the guidelines set forth in the Applicant's post-hearing submission (Exhibit 31).

VOTE: 5-0-0

(Geoffrey H. Griffis, Ruthanne G. Miller, Curtis L. Etherly, Jr., Carol J. Mitten, and David A. Zaidain to approve).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

Each concurring member approved the issuance of this order.

ATTESTED BY:


JERRILY R. KRESS, FAIA
Director, Office of Zoning

FINAL DATE OF ORDER: JUL 07 2003

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE FOR THE BOARD OF ZONING ADJUSTMENT."

PURSUANT TO 11 DCMR § 3130, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSES OF SECURING A BUILDING PERMIT.

PURSUANT TO 11 DCMR § 3205, FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART, SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER. PURSUANT TO 11 DCMR § 3125 APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 17070 of Meridian International Center, (the "applicant") pursuant to 11 DCMR § 3104.2, under Section 214 to modify Conditions (e) and (f) of BZA Order No. 5802, dated February 24, 1960, to allow accessory parking for the building located at 1630 Crescent Place, N.W. (Square 2568, Lot 809) to be relocated from the surface to two levels of underground garage in new development permitted on the subject property as a matter of right in the R-5-B District at premises located at 17th and Belmont Streets, N.W. (Square 2567, Lot 850) (the "Application").

HEARING DATE: September 30, 2003
DECISION DATE: October 14, 2003

DECISION AND ORDER

On October 14, 2003, the Board of Zoning Adjustment voted to grant the above application for the reasons stated below.

PRELIMINARY MATTERS

Self-certification The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

Notice of Public Hearing The Board of Zoning Adjustment (the Board) scheduled a hearing for September 30, 2003. Pursuant to 11 DCMR 3113.3, notice of the hearing was sent to the applicant, all owners of property within 200 feet of the subject site, the Advisory Neighborhood Commission (ANC) 1C, and the District of Columbia Office of Planning (OP). The applicant posted placards at the property regarding the application and public hearing and submitted an affidavit to the Board to this effect.

ANC 1C The subject site is located within the jurisdiction of ANC 1C, which is automatically a party to this application. Although not required to do so under applicable law, the applicant met with ANC representatives, resulting in the development of a Memorandum of Understanding between the ANC and Meridian International Center (the "Meridian MOU"). The Meridian MOU encompasses a number of different issues, all designed to address parking and traffic in the neighborhood, both during construction and after construction. Consistent with the MOU, the ANC voted unanimously to support the application with conditions, and filed a report to this effect pursuant to 11 DCMR § 3119.2.



PERSEUS REALTY, LLC
REAL ESTATE INVESTMENT AND DEVELOPMENT

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PROJECTS

- Plaza West
- 1577 Spring Hill Road
- Georgetown Heights Condominiums
- Meridian Crescent Condominiums
- 1600 U Street, NW
- 601 Lamont Street, NW
- 1110 Vermont
- 1200 Blair Mill Road
- Fieldstone (Parkside at Germantown)

Meridian Crescent Condominiums

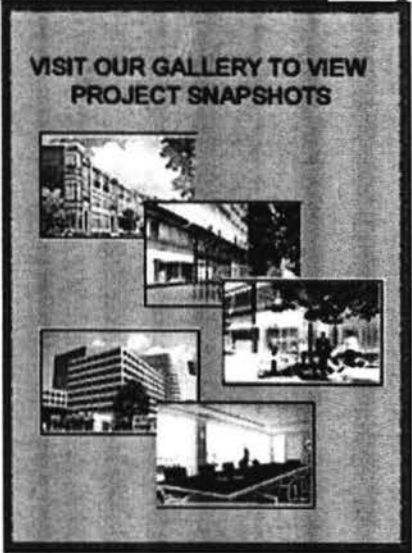
Meridian Crescent Condominiums, a \$16 million, 29-unit project, offers DC professionals a dream location for living an upscale urban lifestyle. Through partnerships and planning, Perseus Realty won the opportunity to develop this premium urban infill site – and is anticipating a rapid sellout.

Perseus Realty won the competitive bid through persistence, experience and collaboration with seasoned partners. Our financing offer, which included \$4 million in equity and senior debt of \$11.5 million, was attractive to the buyer and allowed us extra flexibility for operations.

We also led a successful effort for zoning modification to multi-family use, garnering support from two citizens’ associations and local Neighborhood Advisory Commissions. Closing was in the first quarter of 2004, with construction beginning soon after. Completion and sell-out is anticipated for late 2005.

Ultimate Luxury – in the Heart of DC
Adjacent to historic Meridian Hill Park, Meridian Crescent Condominiums is within walking distance from eclectic, ethnic restaurants in Dupont Circle and Adams Morgan. Prestigious 16th Street is just a stroll away.

With bay windows, French doors and recessed balconies, the property will appeal to refined tastes. Inside, upper-level views will extend to the Washington monument; hardwood floors, gourmet kitchens with stone counters and a spacious entertainment area add to the ambiance ... and upscale appeal.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 17111 of 2412 Limited Partnership, pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow a two story addition to an apartment house in the R-5-B District at premises 2412 17th Street, N.W. (Square 2566, Lot 819).

HEARING DATE: February 10, 2004
DECISION DATE: March 2, 2004

SUMMARY ORDER

SELF-CERTIFIED

The zoning relief requested in this case was self certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 1C, the Office of Planning (OP) and to owners of property within 200 feet of the site. The site of the application is located within the jurisdiction of ANC 1C. ANC 1C submitted a letter in conditional support of the application. The OP submitted a report recommending approval of the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a variance pursuant to 11 DCMR §§ 3103.2, 402, 403 and 2001.3. No parties appeared at the public hearing in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board and having given great weight to the ANC and OP reports filed in this case, the Board concludes that the applicant has met the burden of proving under 11 DCMR §§ 3103.2, 402, 403 and 2001.3, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

KALORAMA court

2412 17th St, NW

Floorplans
Finishings
Builders Story
Contact

Kalorama Court is the newest condominium development in Adams Morgan. Retaining the early 20th-century character of classic Adams Morgan architecture, Kalorama Court is entirely new and modern inside. Twenty-three one- and two-bedroom units, complete with den, kitchen and washer/dryer, are available.

Centered at the intersection of **18th Street and Columbia Road** above Dupont Circle in Northwest Washington, Adams Morgan is a crossroads for all of the cultural influences that make Washington an international city. Known as the Greenwich Village of DC, Adams Morgan offers the area's most eclectic mix of ethnic restaurants and sidewalk cafes, boutiques and bazaars, bookstores and art galleries. The neighborhood's colorful murals, spirited streetside shopping, and popular annual festival are Washington traditions noted for bringing together residents, visitors and businesses alike.

A rare combination of dynamic location, all-new construction and superb amenities, Kalorama Court is an outstanding opportunity to buy and live in Washington's most diverse and vibrant community.



LOT33

condominium



[amenities](#) [plans & pricing](#) [neighborhood](#) [team](#) [sales/contact](#)

Amenities

Description

- Address: 1654 Euclid Street, NW DC 20009
- Exciting new luxury building with 22 condominium homes
- In the heart of Adams Morgan
- Industrial/Contemporary Design by Eric Colbert Associates
- One bedrooms under \$400,000
- Two bedrooms under \$500,000
- Four Two Bedroom + Den Penthouses under \$1,000,000
- Superior finishes
- Freestanding building with four sides of sunlit exposure
- Most units enjoy multiple exposures
- 2 story Penthouses & expansive private rooftop terraces
- Secure garage parking for 26 cars available for sale
- Huge individual storage lockers available for sale
- Private patios on first floor units
- Short distance to both Columbia Heights and Woodley Park Metro
- Expected delivery in early 2007
- High ceilings
- Dramatic open floor plans
- Full size front loading washers and dryers
- Hardwood floors
- 7' tall solid wood interior doors
- Individually controlled high efficiency heating and A/C units
- Oversized windows
- Juliet balconies
- Hi-Tech Wiring

Professional Chef's Kitchen:

- Viking gas range
- Bosch dishwasher
- Stainless steel French door refrigerator
- Granite counter top
- Stainless steel under-mounted sink
- European style cabinets with 42" tall wall cabinets
- High-end chrome faucet

Luxury Bathrooms

- Natural Limestone tile
- Sleek Kohler and HansGrohe fixtures
- Marble vanity tops with under-mounted bowls
- Designer lighting
- Custom-built wood vanities

Features

- Parking and storage available with every unit
- Elegant Gallery style lobby with natural lighting



©2005 Lot 33 — Site design by hanskline.com
 The developer reserves the right to change or modify any or all information at his sole discretion without any notice.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



Application No. 17175-A of Douglas Development Corp./Jemal's Wheel LLC, pursuant to 11 DCMR § 3104.1, for a special exception from the roof structure requirements under section 411, and a special exception to increase the building height to 50 feet pursuant to section 1402, and pursuant to 11 DCMR § 3103.2, variances from the lot occupancy requirements under section 772, the residential recreation space requirements under subsection 773.3, the side yard requirements under subsections 775.5 and 2001.3, and the parking aisle width requirements under subsection 2117.5, to permit the development of a 4 story apartment house in the RC/C-2-B District at premises 1701 Kalorama Road, N.W. (Square 2566, Lot 90).

HEARING DATE: June 29, 2004

DECISION DATE(S): July 6, 2004, July 13, 2004, August 3, 2004

Note: The application as filed requested a variance from Section 773.7, the dimensional requirements for residential recreation space on a roof. Due to refinements in the plans and the Board's decision to require residential recreation space on the roof as set forth in the condition to this Order, the Board granted a variance from Section 773.3, the amount of residential recreation space provided, but not a variance from the dimensional requirements of Section 773.7. This further resulted in the Board granting roof structure relief to allow multiple roof structures, roof structures having walls of unequal height and one roof structure not meeting the setback requirement from a side wall of the building.

CORRECTED SUMMARY ORDER*

* Note - This order corrects a typographical error found in BZA Order No. 17175. The description of the application incorrectly stated the square number involved in the application. This order fixes the mistake by correctly stating the Square number as 2566 (underlined above).

SELF-CERTIFIED

The zoning relief requested in this case was self-certified, pursuant to 11 DCMR § 3113.2.

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register and by mail to the Applicant, Advisory

Neighborhood Commission (ANC) 1C, and to owners of all property within 200 feet of the property that is the subject of this application. The application was also referred to the Office of Planning (OP). The OP submitted a report in support of the application. The subject property is located within the jurisdiction of ANC 1C. ANC 1C submitted a letter in support of the application.

As directed by 11 DCMR § 3119.2, the Board required the applicant to satisfy the burden of proving the elements that are necessary to establish the case for a special exception pursuant to 11 DCMR §§ 3104.1, 411 and 1402, and variances under 11 DCMR § 3103.2 from the strict application of the requirements of §§ 772, 773, 775, 2001.3, and 2117.5.

No party appeared at the public hearing in opposition to this application or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

The Board closed the record at the conclusion of the hearing. Based upon the record before the Board, and having given great weight to the Office of Planning and ANC reports filed in this case, the Board concludes that the applicant has met the burden of proof pursuant to 11 DCMR § 3104.1, for a special exception under section 411 and 1402, that the requested relief can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map.

The Board also concludes that the applicant has met its burden of proof under 11 DCMR §§ 3103.2, 772, 773, 775, 2001.3 and 2117.5, that there exists an exceptional or extraordinary situation or condition related to the property that creates a practical difficulty for the owner in complying with the Zoning Regulations, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. The Board further concludes that the practical difficulty associated with providing residential recreation space on the roof of the building comes from the difference between the Building Code requirements for the width of the stairs required to serve the number of units in the building and the width required to provide egress from the roof for the number of people who could be accommodated in the amount of space required by Section 773.3. It is therefore **ORDERED** that the application is **GRANTED**, **SUBJECT** to the **CONDITION** that the roof deck shall contain residential recreation space on the maximum square footage permitted under the Building Code within the limit of the minimum width of the stairs meeting the occupancy load for the 48 unit residential use of the building.

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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PUBLIC HEARING

+ + + + +

TUESDAY,

FEBRUARY 28, 2006

+ + + + +

The Public Hearing convened in Room 220 South, 441 4th Street, N.W., Washington, D.C. 20001, pursuant to notice at 9:30 a.m., Geoffrey H. Griffis, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

GEOFFREY H. GRIFFIS	Chairperson
RUTHANNE G. MILLER	Vice-Chairperson
CURTIS L. ETHERLY, JR.	Board Member
JOHN A. MANN, II	Board Member (NCPC)

ZONING COMMISSION MEMBER PRESENT:

GREGORY JEFFRIES	Commissioner
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OFFICE OF ZONING STAFF PRESENT:

CLIFFORD MOY	Secretary (BZA)
BEVERLY BAILEY	Sr. Zoning Specialist
TRACEY W. ROSE	Sr. Zoning Specialist

D.C. OFFICE OF THE ATTORNEY GENERAL:

SHERRY GLAZER, ESQ.
LORI MONROE, ESQ.

OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS

1 CHAIRPERSON GRIFFIS: I see. Okay. Very
2 well. Any other questions, quick clarifications?
3 Let's move ahead then.

4 MR. COLLINS: Okay. Mr. Kostelac, would
5 you, please, identify yourself and proceed with your
6 testimony?

7 MR. DOMINIQUE KOSTELAC: Hello. My name
8 is Dominique Kostelac. I am the managing member of
9 King's Creek LLC, the owner of the two subject
10 properties, 2329 Champlain and 2335 Champlain Street.
11 I live in the nearby community, Mount Pleasant, at
12 3411 Oakwood Terrace, N.W., Washington, D.C.

13 Good afternoon to everybody. My name is
14 Dominique Kostelac and I am the owner of these two
15 properties. I have lived in and around this
16 neighborhood for 18 years working as an artist, a
17 craft person, an architect and a small builder and
18 with this project as a developer.

19 In the year 2000, I purchased this
20 property when the street was a wasteland and had my
21 craft business in the building and shared the location
22 with The Brass Knob, a well-known retailer of
23 Washington's vanishing architectural antiques. As
24 some may remember, I have been before this Board on
25 this project before in 2002.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Today I want to walk this Board through a
2 series of unique challenges and difficulties that have
3 always been part of this project. I would also like
4 to describe new and unavoidable obstacles which have
5 intervened on this property in the last four years.
6 Some of you may remember that I have argued this point
7 before the Board and I am thankful for you twice
8 approving the merits of a much larger request.

9 Without further comment, except by way of
10 thanks, I would like to represent to you the merits of
11 this proposal in a request for a much smaller effort
12 for relief. For the benefit of any Members new to
13 this Board, this project was previously awarded an FAR
14 of 3.9 and a height of 69 feet. Today I will point
15 out an even greater array of inherent difficulties on
16 this same project in a request for, among other
17 things, a smaller FAR of 2.66 and a lesser height of
18 50 feet.

19 With this proposal I am providing 22
20 condominium units and 21 parking spaces, four of which
21 are tandem, in an adaptive reuse of an important piece
22 of this city's architectural heritage. I would like
23 now to walk you through some exhibits and give you
24 some sense of the context of the project and the
25 merits of this proposal. Excuse me?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

From the Ground Up

By Dana Hedgpeth
Washington Post Staff Writer
Monday, February 6, 2006; Page D01

* * *

Wrench in the Works

A \$50 million project to renovate and add to the former Italian embassy at 16th and Fuller streets NW in the District as part of a luxury condominium complex may be in jeopardy after preservationists asked that the property be designated a historic landmark. The owner said doing so would add substantial costs to the project and delay construction.

Bruce F. Bradley, president of Castleton Holdings LLC in the District, said his company bought the property in 2001 for \$7 million from the Italian Embassy, which moved to a new building off Massachusetts Avenue NW. Bradley and his partner, Spaulding & Slye Holdings LLC, plan to turn the former Italian chancery and residence near Meridian Hill Park into a gated complex of 79 luxury condominiums, called Il Palazzo. The asking prices for the units will be \$500,000 for a one-bedroom and up to \$2.5 million for a two-bedroom with den in the older parts of the residence.

Bradley and his architect Shalom Baranes, both of whom are well-known for restoring historic buildings in the city, said they planned to restore the limestone and stucco facade of the embassy. They also promised to preserve "historically significant rooms" in the buildings and a marble staircase and tall ceilings in the ambassador's residence.

Two new glass and brick buildings -- one nine stories tall and the other four stories -- were to be built next to the embassy complex.

Over the past 4 1/2 years, the developers and architects said they have met with local neighborhood leaders and civic groups and won support for the project. They also shared their plans for the Italian embassy project with the staff from the District's Historic Preservation Review Board. And they signed an agreement with the D.C. Preservation League -- a nonprofit group of preservationists, developers, architects and land-use lawyers -- that would have placed a covenant on the land and required the preservation of the historic buildings on the site in perpetuity.

In the past, the Historic Preservation Review Board has deferred to signed agreements between the league and developers.

Not this time. David Maloney, the deputy historic preservation officer in the D.C. planning office, recently filed a request to designate the property as a historic landmark. Maloney said some local preservationists told him they were concerned about the plans to tear down part of the chancery and about the height of the two new buildings on the site.

WASHINGTON POST EXCERPT

"The problem is that it didn't pass the test of public opinion," Maloney said. "This embassy is something that is seen as an important enough building that the preservation review board should have the chance to make the decision of what's the appropriate thing to do."

At a hearing last Tuesday, the review board voted unanimously to accept Maloney's request to consider landmark status. Another hearing will be scheduled to determine whether the property is a landmark, a designation that the developer and preservationists agree it is likely to receive. In the meantime, the project is effectively stopped.

"We were utilizing a preservation process that has been in place and used successfully for at least 25 years," Baranes said. "What makes this situation so extraordinary is that after years of engaging in it, all done with full public disclosure, that the city would step in at the eleventh hour and declare the process null and void because of the criticism expressed by a few individuals."

If the old embassy is designated a landmark the developer would have to submit plans to the preservation review board. The board would have to approve any changes to the existing buildings. It could require that the new buildings be redesigned, reduced in size or not be built at all.

Bradley, one of the partners, said "the fate of the project will be placed in question" until it's clear what the District will permit him to build. The owners can appeal actions by the preservation review board's decision to an administrative law judge .

"There has to be a certain amount of density in order to make it economically viable for the parties involved," Bradley said. "Therein lies the great balance between preservation and development."

About half the planned units, worth more than \$30 million, already have been sold, Bradley said. He was expecting to start construction in the coming weeks so the project could be finished in late 2007.

"It clearly throws the entire project into a quandary," Bradley said.