Advisory Neighborhood Commission 1C

PO Box 21652, NW, Washington, DC 20009
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The District of Columbia
Board of Zoning Adjustment
Room 200
441 4th Street, NW
Washington, DC 20001

Re: BZA Application No. 16869
2329 Champlain Street, NW

Dear Members of the Board:

On April 16, 2002, ANC 1C held a public meeting to discuss the application of King's Creek LLC, BZA Application No. 16869 for variances and a special exception. Proper notice of this meeting was given by the ANC in a timely manner. Eight members of the ANC were present at that meeting. A proper quorum requires the presence and participation of five members.

ANC 1C considered and discussed the presentation by the applicant and supports rapid development of the project. In our opinion the project is a welcome addition to the neighborhood and meets the expressed goals of the Reed-Cooke Overlay. In addition, the applicant has undertaken a significant effort to solicit neighborhood comment on the design and impact of the project. We support the applicant's effort to provide additional air, light and outdoor space in the community by providing setbacks capable of creating additional residential development in the neighborhood. The original building and site are unique and present practical difficulties for the applicant, which are solved by the proposed design for the benefit of the neighborhood.

ANC 1C hereby recommends that Application No. 16869 be approved as requested by King's Creek, LLC in its entirety. The ANC has voted 8-0 to support the application and submit this report to the Board.

Please feel free to call me if you have any questions, 202-667-1488

Thank you for your consideration.

FOR THE COMMISSION,

Andrew James Miscuk
Chairman, Adams Morgan ANC, ANC 1C

BZA
Case No. 16869
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16869
EXHIBIT NO.30