Reed-Cooke Neighborhood Association

Of Adams Morgan

October 25, 2002

Jeoffrey Griffis,
Director, Board of Zoning Adjustment
441 4th Street NW, Suite 220
Washington, DC 20001

Subject: Board of Zoning Adjustment (BZA) Application #16913 (2327 Champlain LLC)

Dear Mr. Griffis

The Reed-Cooke Neighborhood Association wishes to enter the following comments into the record for BZA Application #16913 (2327 Champlain LLC) for the property located at 2327 Champlain Street NW. 16931 BNB

On behalf of the Reed-Cooke Neighborhood association I wish to express our support for Board of Zoning Adjustment Application #16931, and the requests for variances and special exceptions requested by 2327 Champlain Street LLC for their project at 2301 Champlain St NW.

During our monthly meeting on October 8, 2002, attended by 103 people, the membership by a majority voice vote, voted to support the 2 variances and 2 special exceptions they request. Mr. John Holmes of 2327 Champlain LLC, has met with the membership of the Reed-Cooke Neighborhood association at three of our monthly meetings. Additionally early in his planning process he took the time to meet with members of our executive board to show his preliminary plans, and gather opinion of his design approach and the design acceptability. At that time we concurred with the overall approach of set backs from the street and alley access to the garage. These design elements we believe will lessen the visual mass of the building on Champlain street, and the alley garage access design will not burden crowded Champlain Street with traffic entering or departing 2327 Champlain St.

We understand the need for the Special Exception for nine feet of roof height above what is allowed by the District of Columbia Municipal Regulation Title 11, Chapter 14 (Reed-Cooke Overlay District), Section 1402.1. The exception is required to provide a proper and unavoidable roof structural interface to the adjacent building.

In the meetings of the community, a condition of approval was developed and we request that it be included in the BZA order for application #16913. The condition is that the

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Case No. 16931
Exhibit No. 53

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.53

developer will work with the Reed-Cooke Neighborhood Association and ANC -1C to develop a Construction Management and Construction Material staging plan, to mitigate the impact of materials delivery and construction work on adjacent properties. This plan is to provide a structure for the developer and any impacted residents/businesses to resolve conflicts that may arise during the course of construction.

We found that Mr. Holmes of 2327 Champlain LLC, has taken into consideration the purpose of Reed-Cooke Overlay District and concerns of our community in planning this project, and we believe this project will be a valuable asset to the Reed Cooke neighborhood.

Sincerely Yours,



Thomas Oliver
President
Reed Cooke Neighborhood Association