October 29, 2002

Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Re: 16931 - Application of 2327 Champlain Street LLC, pursuant to 11 DCMR § 3104.1, a special exception from the height limitations under sections 1402, and 1403, and a special exception from the roof structure provisions under sections 400, and 411, and pursuant to 11 DCMR § 3103.2, a variance from the floor area ratio requirements under section 402, and a variance from the lot occupancy requirements under section 403, to allow the construction of an apartment building in the Reed Cooke/R-5-B District at premises 2327 Champlain Street, N.W. (Square 2563, Lots 101, 879 and 883)

To the Board of Zoning Adjustment:

As an owner/resident of the Orlovon Condominium, located at 2363 Champlain Street, NW, I write to oppose the application of 2327 Champlain Street LLC for special exceptions to the height limitations, floor area ratio requirements, and lot occupancy requirements applicable to the Reed-Cooke neighborhood. The proposed changes – in particular the variance from the height restrictions -- represent extreme departures from the existing zoning requirements that will have a dramatic impact on the density of Champlain Street. When I purchased my property two years ago, it was with the express understanding that Champlain Street, as part of Reed-Cooke, was governed by zoning regulations designed to maintain the "neighborhood" feel of the street, which as you know has a mix of single family dwellings and low-rise condominium and apartment buildings.

I am prepared to support zoning variances such as the one proposed ***only*** when the density bonus to the developer is guaranteed to promote inclusionary housing. As you know, Adams Morgan, and the Reed Cooke neighborhood in particular are facing extreme development pressures that are driving gentrification, which threatens to irretrievably undermine the dynamic economic and cultural mix of residents that is Adams Morgan's unique attraction in the District. Unless the developer proposes to set aside all of the additional units that would result from the granting of the requested variances for rental housing that will be affordable to residents with incomes at or below 30% of the area median income, in order to help preserve the economic mix of Champlain Street and the Reed Cooke neighborhood, I urge you to deny the variances requested and require the developer to propose a project in keeping with the existing regulations.
Thank you for your attention to this matter.

Sincerely,

Nina K. Dastur
2363 Champlain Street, NW #22

BZA
Case No. 16931
Exhibit No. 54

Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.54

October 29, 2002

FAX

TO: Board of Zoning Adjustment

FROM: Nina Dastur

PHONE:

FAX NUMBER: 202-727-6072

NUMBER OF PAGES (including cover sheet): 2

MESSAGE: ***Re: 16931 - Application of 2327 Champlain Street LLC, pursuant to 11 DCMR § 3104.1, a special exception from the height limitations under sections 1402, and 1403, and a special exception from the roof structure provisions under sections 400, and 411, and pursuant to 11 DCMR § 3103.2, a variance from the floor area ratio requirements under section 402, and a variance from the lot occupancy requirements under section 403, to allow the construction of an apartment building in the Reed Cooke/R-5-B District at premises 2327 Champlain Street, N.W. (Square 2563, Lots 101, 879 and 883)***

Hearing October 29, 2002