Advisory Neighborhood Commission 1C
P.O. Box 21652, Washington, DC 20009
202-332-2630 • www.anc1c.org

Commissioners:

Alan Roth
1C-01

Mark Wright
1C-02

Andrew Miscuk
1C-03

John Bailey
1C-04

Jobi Jovanka
1C-05

Eleanor Johnson
1C-06

Josh Gibson
1C-07

Dan Brody
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1C-09

November 1, 2002

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D.C. OFFICE OF ZONING
2002 NOV -4 PM 1:09

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

RE: BZA Case #16951 Application of Southwest Properties, Inc.

(a) Report of ANC 1C in re: BZA Case #16951 Application of Southwest Properties, Inc., pursuant to 11 DCMR § 3103.2, for a variance from the use provisions under section 350, to allow the establishment of a consolidated management office for related residential properties in the R-5-B District at premises 1921 Kalorama Road, NW (Square 2539, Lot 300) (BZA Public Hearing scheduled for November 26, 2002)

(b) A public meeting of ANC 1C was held Monday, October 21, 2002, during which the above referenced matter was considered.

(c) Proper notice of said meeting was duly given.

(d) With eight of its nine commissioners present, the minimum of five ANC 1C commissioners comprising a quorum was met.

(e-1) This ANC ascertained no "extraordinary or exceptional situation or condition" with respect to this specific property, and no "peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner," and thus concluded that the application fails to meet the threshold legal standard for a variance established in 11 DCMR 3103.2; (e-2) further, in an open forum discussion of this matter, during which representatives from applicant and from tenants of 1921 Kalorama Road NW made presentations and responded to commissioners' questions, a tenants' representative presented ANC 1C with signatures of 27 tenants (nearly half the units in the building) requesting that ANC 1C oppose the granting of a variance based on concerns about security and disruption resulting from establishment of a consolidated management office in this building to service this and

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BZA
Case No. 16951
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16951
EXHIBIT NO.24

five other buildings, leading the ANC to conclude that the variance relief would impose "substantial detriment to the public good" and would "substantially impair the intent, purpose, and integrity of the zone plan" in this R-5-B District, contrary to the requirements of 11 DCMR 3103.2; (e-3) further, in addition to sharing tenants' concerns about security and disruption to residents, the ANC is concerned that the applicant has apparently been operating such an office illegally at this location for some period of time.

(f) ANC 1C recommends the BZA deny this application.

(g) ANC 1C voted 8-0 (unanimously) in opposition to the granting of a variance to the applicant and to request that the BZA deny this application.

(h) This report may be presented to the BZA by Commissioner Andrew Miscuk, Commissioner Mark Wright, and/or Commissioner Alan Roth.

SIGNED:

Andrew Miscuk, Chair
(202-234-4478)

Mark Wright, Vice Chair
(202-797-9066)