Advisory Neighborhood Commission 1C

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Bryan Weaver (1C03)

Andrea Broaddus (1C06)

Jeff Coudriet (1C08)

May 6, 2003

Chairman Geoffrey Griffis
Board of Zoning Adjustment
441 - 4th Street, N.W., Suite 210 South
Washington, D.C. 20004

RE: BZA Case 17009
Application of RWN Development Group

Dear Chairman Griffis:

Advisory Neighborhood Commission 1C respectfully submits the following report on this pending case scheduled for hearing on May 13, 2003:

1. Case No. 17009 - Application 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 34-unit apartment house in the RC/C-2-B District at premises 1700 Kalorama Road, N.W. (Square 2567, Lot 81).

2. A public meeting of ANC 1C to consider the above-referenced application was held on Wednesday, April 2, 2003.

3. Proper notice of said meeting was duly given.

4. ANC 1C has eight members, and five members must be present to constitute a quorum. Eight members were present at the time the vote was taken: Commissioners Roth, Apostolides, Weaver, Moretti, Levy, Broaddus, Gibson, and Coudriet.

5. ANC 1C concluded the applicant had submitted an application that was within the parameters of the Reed-Cooke Overlay district, and had included the affordable housing requirement for the special exception under subsection 1402.1, and the applicant had taken prudent and necessary steps to conduct community outreach and respond to community concerns.

6. ANC 1C adopted the following resolution:

"WHEREAS RWN Development has applied for a zoning adjustment for their development project at 1700 Kalorama Rd, The Kalorama Lofts; and

"WHEREAS the development needs a special exception for a total height of 50 feet; and

BZA
Case No. 17009
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17009
EXHIBIT NO. 29

"WHEREAS the development conforms to the requirement under the Reed-Cooke Overlay of making 50% of additional units affordable; and

"WHEREAS RWN Development has taken prudent and necessary steps to conduct community outreach and respond to community concerns;

"NOW, THEREFORE BE IT RESOLVED that the Adams Morgan Advisory Neighborhood Commission supports the application."

7. ANC 1C adopted the resolution by a vote of 7-0, with 1 abstention.

8. Commissioners Andrea Broaddus (Chair of the ANC's Planning, Zoning, and Transportation Committee), Jeff Coudriet (Single Member District 1C08, in which the property is located), or myself are authorized to represent ANC 1C before the BZA in connection with this matter.

Please feel free to contact me if you have any questions at 202-347-3030.

Thank you for your consideration of this matter.

FOR THE COMMISSION,

Alan Roth
Chairperson, ANC 1C

cc: Mr. Richard W. Naing
RWN Development Group