ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Allen Hahn; 02-Kurt Vorndran; 03-Sally MacDonald
04-Richard C. Bartel; 05-John Welsh; 06-Trudy Reeves
07-Sheila Hogan; 08-Nancy Nord; 09-Nancy MacWood

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ANC 3C RESOLUTION 2003-012

Resolution Regarding AAHSA Application for Special Exception (BZA Case Number 17011)

WHEREAS, by agreement dated April 13, 1998 (Attachment 1), Brodsky Real Estate Partners, LLC (predecessor in interest to the American Association of Homes and Services for the Aging [AAHSA]) and the Woodley Park Community Association (WPCA) entered into an agreement (Agreement) that provided that, as long as required by the Woodley Park Overlay District portion of the Zoning Regulations, at least 50 percent (50%) of the AAHSA building's rentable ground floor space (Rental Space) of 2519 Connecticut Avenue, NW, Washington, DC, would be utilized for a retail use; and

WHEREAS, the American Association of Homes and Services for the Aging (AAHSA) and the WPCA desire to amend the Agreement to consent to a proposed alternative use for up to 5,002 square feet of the ground floor space at 2519 Connecticut Avenue, NW, Washington, DC, and have agreed to the conditions set forth in Attachment 2, which is a document entitled, "First Amendment to Agreement;" and

WHEREAS, AAHSA has filed a request that will be brought before the Board of Zoning Adjustment (BZA) on May 13, 2003, petitioning the BZA to grant to AAHSA a special exception which would permit it to lease the Rental Space to a tenant for use as a residential real estate sales office for a term (and renewal option) as described and shown in the attachment as numbered paragraph 3; and

WHEREAS, both parties have ratified the Agreement; and

WHEREAS, AAHSA has agreed to request that the BZA incorporate this amended Agreement as a condition of any Final Order issued in connection with the BZA Application 17011, or as a condition of any future or amended application that may be made by AAHSA requesting relief that is in a nature similar to Application 17011 for 2519 Connecticut Avenue, NW, and such conditions are shown in the attachment as item 5.C.; and

BZA
Case No. 17011
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17011
EXHIBIT NO. 27

WHEREAS, all other conditions as set forth in the April 13, 1998, meeting remain in effect:

THEREFORE BE IT RESOLVED THAT THE ANC3C FINDS THAT

1. This matter has been thoroughly vetted in the community and the community's concerns have been addressed by the Woodley Park Community Association; and

2. That the AAHSA and the Woodley Park Community Association have entered in to a signed agreement whereby the WPCA's concerns (and, thus, the community's concerns) have been addressed; thus,

The ANC3C recommends that the BZA approve the AAHSA's Request for Special Exception as described by the terms of the document entitled First Amendment to Agreement that has been signed by the AAHSA and the WPCA.

THEREFORE BE IT FURTHER RESOLVED that the ANC3C requests that the BZA incorporate the Agreement into any Final Order issued by the BZA in connection with BZA Application 17011, or as a condition of any future or amended application that may be made by AAHSA requesting relief similar to Application 17011 for the 2519 Connecticut Avenue, NW, Washington, D.C.

Attachments

1. Agreement dated April 13, 1998
2. First Amendment to Agreement

Attested by Nancy J. MacWood, Chair, on April 29, 2003 Date

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April 29, 2003

ATTN: Geoffrey Griffis, Chair
Board of Zoning Adjustment

PAGES: 3 (including cover sheet)

COMMENTS:

Mr. Griffis,

Following is a resolution passed at ANC3C's April meeting last night. Please feel free to call chairwoman Nancy MacWood at (202) 966-5333 with any questions.