Advisory Neighborhood Commission 1C

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Jeff Coudriet (1C08)

September 23, 2003

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

RE: BZA Case No. 17070, Meridian International Application to change parking requirements of BZA Order in Case No. 5802.

Dear Chairman Griffis:

The following is the report of Advisory Neighborhood Commission 1C (ANC 1C) on the above-referenced case:

1. Case No. 17070 - Application of Meridian International Center pursuant to 11 DCMR 3104.1, under Section 214 to modify conditions (e) and (f) of BZA Order No. 5802, dated February 24, 1960, to allow accessory parking for the building located at 1630 Crescent Place, N.W. (known as Square 2568, lot 809) to be relocated from the surface of two levels of an underground garage in new development permitted on the subject property as a matter-of-right in the R-5-B District at premises located at 17th and Belmont Streets, N.W. (Square 2567, lot 850 (formerly lots 811, 824, 838, and 839)).

2. A public meeting of ANC 1C to consider the above-referenced application was held on Wednesday, September 3, 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. Seven members were present at the time the vote was taken: Commissioners Roth, Apostolides, Weaver, Moretti, Levy, Gibson, and Coudriet.

5. ANC 1C concluded the Applicant and its proposed developer had taken prudent and necessary steps to conduct community outreach and respond to community concerns over the modifications being sought, and memorialized those concerns in two Memoranda of Understanding, one signed by the Applicant and the ANC and the other signed by the proposed developer, the ANC, and neighbors representing abutting property owners. *As noted in the resolution and in the MOU signed by the Applicant, ANC 1C's support for the modification of conditions is subject to the inclusion of the MOU's terms as a condition of the BZA's order in this case.*

BZA
Case No. 17070
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17070
EXHIBIT NO. 27

6. ANC 1C adopted the resolution attached to this report.

7. The resolution was adopted by a vote of 7 ayes and 0 noes.

8. This report may be presented to the BZA, and ANC 1C may be represented before the BZA, by Commissioner Jeff Coudriet (Single Member District 1C08), in which the property is located.

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: Christopher Collins, Esquire

ANC 1C RESOLUTION IN SUPPORT OF THE APPLICATION OF THE MERIDIAN INTERNATIONAL CENTER FOR "MODIFICATIONS OF CONDITIONS IN BZA ORDER NO. 5802".

WHEREAS, the Board of Zoning Adjustment (BZA) is considering a request from the Meridian International Center for a modifications of conditions in BZA Order No. 5802, which was adopted by the Board on February 24, 1960, and which is formally referred to as Case No. 17070; and

WHEREAS, pursuant to previous resolutions adopted by Advisory Neighborhood Commission 1C, on July 2, 2003, and July 29, 2002, urging the continuance of this matter to a later date in order for the ANC, and the neighborhood, to negotiate Memoranda of Understanding with both the Meridian International Center and the prospective developer, Walnut Street, to address neighborhood concerns over the potential impact on the character of the neighborhood of this modification; and

WHEREAS, representatives of the ANC, the neighborhood, Meridian International Center, and Walnut Street have met repeatedly throughout the summer and engaged in a dialogue to address neighborhood concerns over the size and scope of the project, the availability of parking for future residents of the project, as well as for the patrons and guests of the Meridian International Center, and the environmental impact of the project; and

WHEREAS, that dialogue has resulted in two Memoranda of Understanding addressing these concerns;

NOW, THEREFORE, BE IT RESOLVED, THAT Advisory Neighborhood Commission 1C approves the Memoranda of Understanding as a signatory, and indicates its support for the application of the Meridian International Center, subject to the inclusion of the signed MOU between ANC 1C and the Meridian International Center in the Board's order, for the modification of conditions of BZA Order No. 5802, and designates Commissioner Jeff Coudriet, in whose single member district the property resides, as the Commission's representative to the Board on this matter.

Offered by: **Commissioner Coudriet**
Seconded by: **Commissioner Gibson**
Vote: **Approved by 7-0 roll call vote**
AYE Roth, Apostolides, Weaver, Moretti, Levy, Gibson, Coudriet
Date: **September 3, 2003**