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on behalf of: **Beekman Place Condominium Association, Inc.**
1600 Beekman Place, NW., Apt E, Washington, DC 20009; Phone: 202-234-9097; Fax: 202-319-8222

To:
Mr. Geoffrey H. Griffis
Chairman
Board of Zoning Adjustment
441 4th Street, NW Suite 210-S
Washington DC 20001
Fax: (202) 727-6072

D.C. OFFICE OF ZONING
2003 OCT -7 PM 2:33

October 7, 2003

Dear Mr. Griffis:

Re: BZA Case 17070: Application 17070 of Meridian International Center for Modification of Conditions in Order No. 5802

Mr. Collins on behalf of the Applicant has informed us that a submission of "Draft Partial Findings and Conditions" was made to the Board. As of the time of this letter, Beekman Place Condominium Association, Inc. ("Beekman Place") has not yet received the official submission but we were informed by Mr. Collins, that it had been submitted exactly as it had been received by Beekman Place for information (see attachment).

Beekman Place is supporting these "Draft Partial Findings and Conditions" with the following modification of condition (h):

(h) Meridian will utilize attendant and/or valet parking for its events as follows:

1. for all events at Meridian where any guests are expected to utilize the new parking garage, an attendant will be stationed near the garage entrance to direct guests to the Meridian parking spaces in the garage, and to provide access through the security gate;

2. ~~for all events where 150 or more guests are expected~~, whenever 150 or more people are expected to be present simultaneously, attendants will also be stationed in the parking garage, adjacent to the Meridian parking spaces, and in the Meridian parking lot at 1630 Crescent Place, N.W., to assist with efficient utilization of the parking area, including the use of stacked parking;

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17070
EXHIBIT NO. 33

3. ~~for all events where 200 or more guests are expected,~~ whenever 200 or more people are expected to be present simultaneously, Meridian will use valet parking.

The Applicant through its council Mr. Collins has accepted these modifications, and supports their inclusion in the final "Findings and Conditions".

We are pleased that the interested parties in this case were able to reach consensus on these "Findings and Conditions," and trust that the Board will adopt these provisions as proposed.

With best regards,

Christiane Roehler

cc: Jeff Coudriet, ANC 1C (w/ attachment)
Christopher H. Collins for the Applicant (w/ attachment)
Karen Thomas, Office of Planning (w/ attachment)

ATTACHMENT

BZA Application No. 17070
of
Meridian International Center

DRAFT PARTIAL FINDINGS AND CONDITIONS REQUESTED BY THE BOARD

Findings of Fact

1. The Board finds that the Applicant and the community met to discuss this application on twelve occasions, and that the Applicant and the community ultimately reached agreement on certain aspects of the Applicant's operations during construction on the existing parking lot, and after completion of construction. Those agreements were reduced to writing in a Memorandum of Understanding, which was signed by the Applicant and Advisory Neighborhood Commission 1C.

2. The Board applauds the efforts of the Applicant and the community to reach agreement on a number of issues. The Board finds, however, that a number of the issues raised in the MOU are not appropriate as conditions to a BZA Order in this case, because they are either beyond the scope of the issues that are germane to this application, or else the Board is without jurisdiction over the issues raised. However, the Board notes the existence of the Memorandum of Understanding between Meridian International Center and Advisory Neighborhood Commission 1C in the record, and notes that the parties freely agreed to come to terms on a number of items which are outside the scope of this hearing, as follows:

(a) Paragraphs 3 and 4 - Valet Parking Practice and Staffing;

(b) Paragraph 5 – Directing Guests to Parking; and

(c) Paragraph 6 – Support for Residential Permit Parking.

Although these three issues are beyond the scope of the relevant issues in this case, and beyond the Board's authority, the Board nonetheless strongly encourages the Applicant to adhere to these terms of the Agreement and expects that, if adherence does not occur, the neighborhood parties to this case will take all necessary and appropriate actions to encourage compliance with these agreements.

Conditions:

The Board reaffirms Conditions (a) through (d) of Order No. 5802, dated February 24, 1960, eliminates existing conditions (e) and (f) of Order No. 5802, and adds the following:

(e) Appellant shall erect a 12 inch thick, 42" high brick wall with coping on top along the 17th Street frontage of this parking area with two openings therein. Square brick posts shall be provided at each of the two openings. Said wall shall be maintained so long as the parking area is used exclusively for surface parking.

(f) The parking spaces authorized under the terms of this Order are required parking spaces which will require the owner of the land upon which such parking is to be located to agree to become a party to a covenant with the District of Columbia to run with the land and to be binding upon him and his successors in title, which requires that at least 38 parking spaces shall be reserved on site for that purpose so long as the improvements to be served are existing or so long as said accessory off-street parking is required by the Zoning Regulations.

(g) Meridian will lease 40 off-street parking spaces during the project construction period. The construction period is defined as the period lasting from the first day the parking spaces located on the existing lot are made inaccessible by construction, to the date Meridian takes possession and is able to use the 39 parking spaces to be built as part of the residential project on the property.

(h) Meridian will utilize attendant and/or valet parking for its events as follows:

1. for all events at Meridian where guests are expected to utilize the new parking garage, an attendant will be stationed near the garage entrance to direct guests to the Meridian parking spaces in the garage, and to provide access through the security gate;

2. for all events where 150 or more guests are expected, attendants will also be stationed in the parking garage, adjacent to the Meridian parking spaces, and in the Meridian parking lot at 1630 Crescent Place, N.W., to assist with efficient utilization of the parking area, including the use of stacked parking;

3. for all events where 200 or more guests are expected, Meridian will use valet parking.

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FAX: Submission in case 17070

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