Advisory Neighborhood Commission 1C

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Andrea Broaddus (1C06)

January 12, 2004

Hon. Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW – Suite 210 South
Washington, DC 20001

Re: BZA Application No. 17095
Application of Sun Service, Inc. for a Special Exception to Use 1701 Kalorama Road, NW
as a Garage for Its Valet Parking Service

Dear Chairperson Griffis:

Pursuant to 11 DCMR 3115, Advisory Neighborhood Commission 1C (ANC 1C) submits the following report on the above-referenced application for a special exception from the restrictions of the Reed-Cooke Overlay District and the underlying C-2-B District, to permit the use of 1701 Kalorama Road, NW, as a parking garage for Sun Service, Inc.'s valet parking service (Square 2566, Lot 90):

3115.1(a) – The application under review is identified above.

3115.1(b) – The application was considered at a public meeting of ANC 1C on Wednesday, January 7, 2004.

3115.1(c) – Proper notice of the meeting was given by ANC 1C in the form of publication in a community newspaper, transmittal of e-mail and Internet notice to approximately 1,000 neighborhood residents and stakeholders, and posting of notices in individual single member districts (SMDs).

3115.1(d) – ANC 1C has eight SMDs. However, due to the recent resignation of one Commissioner, only seven are currently represented. A quorum of four Commissioners is therefore required for action. Six Commissioners were present at the January 7, 2004 meeting.

3115.1(e) – ANC 1C has several concerns about the application, as reflected in the attached resolution. These concerns stem in part from a variety of problems the neighborhood has encountered since Sun Service began its valet parking operations approximately 18 months ago on 18th Street, NW (in front of Cities on the southbound side of the street and in front of Meze on the northbound side) and on Columbia Road, NW (in front of Perry's). These include allegations that the valet attendants make excessive street noise when they park and/or retrieve cars from the 1701 Kalorama Road building, thus disturbing nearby residents late at night and the early morning hours; and that they do not operate the valeted cars in a safe and law-abiding

BZA
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Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
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manner on neighborhood streets. In addition, the valet pick-up and drop-off locations on 18th Street were selected without neighborhood input and consultation, are located in places where they are prone to tie up traffic on 18th Street, and are not generally operated as originally promised (i.e., public parking spaces removed from the curb lane for the exclusive use of Sun Service are not used to redirect traffic out of the travel lanes during drop-off and pick-up but rather are left empty or used to park valeted cars). These complaints about the 18th Street operations were the subject of discussion at an ANC 1C meeting on July 15, 2002.

In spite of these difficulties, ANC 1C recognizes that Sun Service currently provides a worthwhile service to the Adams Morgan community by parking off-street approximately 250-300 cars in the course of a Friday or Saturday night, many of which would otherwise cruise the neighborhood and tie up traffic searching (mostly in vain) for legal street parking. Moreover, many of these drivers would end up parking their cars illegally – at crosswalks and hydrants, in alleys, and in other no-parking zones – after failing to find a legal space. For that reason, ANC 1C in the attached resolution recommends that the BZA approve the requested special exception, *but with a specific limitation of no more than the existing 110 parking spaces currently being used by Sun Service at 1701 Kalorama Road, NW.*[*]

ANC 1C is also concerned that this special exception not be granted to the property in perpetuity. Given the development already occurring in the Reed-Cooke area and the prospect of even more intensive development in the near future, Sun Service should not be permitted to rely indefinitely on the availability of 1701 Kalorama Road for the operation of a valet parking garage. Within a two-block radius of this site, a significant number of large residential and commercial projects are either already under construction or are in various stages of the planning process. Specifically:

- Directly across the street from this location, at 1700 Kalorama Road, NW, RWN Development Group last June received the BZA's approval to construct a 34-unit condominium project, including a large space on the first floor for the use of a local non-profit music education program. This project is currently under construction, and occupancy is expected by the end of this year.

- Directly behind this location, at 2412 17th Street, NW, 2412 Limited Partnership and Castle Management Corp. are seeking BZA approval for variances to permit the rehabilitation and expansion of a residential building that will ultimately include 23 units. This project will be considered by the BZA on February 10, 2004, the same day

[*] The 250-300 cars can be parked in the 110 existing spaces because each space turns over approximately two to three times in the course of an evening.

as Sun Service's application. ANC 1C has given the 2412 17th Street project its unqualified support.

- Around the corner, in the 2400 block of 17th Street, NW, Dorchester House Associates, LLC and Kalorama West, LLC, have given notice of their intention to seek approval from the Zoning Commission for a Planned United Development (PUD) on a parcel that is now used largely as a surface parking lot for tenants of the Dorchester House apartments, located at 16th Street and Kalorama Road. The proposed PUD would add approximately 141 residential units, 187 parking spaces (in addition to the 120 currently on the surface lot), and be 80 feet high.

- The Harris Teeter grocery chain has informed the community of its interest in locating a 36,000 square foot supermarket in the old Citadel building, located directly across 17th Street from and owned by the same landlord as 1701 Kalorama Road. Under Harris Teeter's plans, the facility would include parking for up to 120 vehicles and could conceivably include evening truck deliveries to the store. Harris Teeter's president, at a December meeting of the ANC's Planning, Zoning and Transportation (PZT) Committee, also held open the possibility of allowing its garage to be used for overnight parking for neighborhood residents or other users.

- Approximately one block to the south, Meridian International Center, in conjunction with Walnut Street Development, recently won from the BZA and the community the ability to construct a 30-unit residential complex on Crescent Place, near its intersection with 17th Street, including a below-grade parking garage for 100 vehicles. And approximately one block to the west, 2327 Champlain Street LLC (a/k/a PN Hoffman and Adams Investment Group) are currently constructing a large multi-story apartment building.

The narrow and already congested streets of Reed-Cooke may have difficulty absorbing all the vehicular traffic produced by the projects currently under construction, much less all those on the drawing board. Most if not all of these planned projects are of a higher intrinsic value to the community than Sun Service's use of 1701 Kalorama Road to park valeted cars. The long-term interests of the community as a whole – including new residents and businesses who may move to the area within the next two years – should thus be taken into account in deciding this case.

For that reason, in the attached resolution, *ANC 1C has requested the BZA to limit the grant of the requested special exception to a period of two years, at which time the special exception should expire*. Sun Service would of course have the opportunity as that deadline approaches to seek an extension of the

two-year period. At that point, the BZA, the ANC, and the community would likewise have an opportunity to fully evaluate the continued use of the building as a parking garage in light of other development activity in the immediate area.

3115.1(f) – As indicated in the attached resolution, ANC 1C recommends approval of the application for a special exception, subject to the following limitations and conditions:

- That Sun Service's operations be limited to the existing number of 110 parking spaces; and
- That the special exception expire after a period of two years.

3115.1(g) – The attached resolution was approved by a roll call vote of 4-2.

3115.1(h) – Any or all of the following Commissioners are authorized to present this report:

- ANC 1C Chairperson Alan Roth;
- ANC 1C Vice Chairperson Josh Gibson, in whose SMD (1C07) the property in question is located;
- Commissioner Andrea Broaddus, who chairs the ANC's Planning, Zoning, and Transportation Committee.

3115.1(i) – The signature of ANC 1C's Chairperson is provided below.

Please feel free to contact me at 347-3030 (W) or 667-7812 (H) if you have any additional questions.

Thank you for your consideration of our views.

Sincerely,

Alan J. Roth
Chairperson

Enclosure

cc: Mr. Bekir Gunes, President
Sun Service Inc.

Mr. Pat Patrick

RESOLUTION IN SUPPORT OF
SUN SERVICE INC. APPLICATION FOR
A ZONING SPECIAL EXCEPTION
BZA CASE # 17095

WHEREAS Sun Service Inc., a valet parking business, has applied for a Special Exception from the Reed-Cooke Zoning Overlay District in order to continue to use the building at 1701 Kalorama Rd. as a parking garage for the valet parking service they have operated in Adams Morgan since being granted a temporary permit in 2001; and

WHEREAS the property falls under the Reed-Cooke Zoning Overlay District, which requires a special exception for a parking garage; and

WHEREAS the proposed garage complies with applicable DC municipal code for accessory parking spaces; and

WHEREAS the proposed garage meets Reed-Cooke Overlay criteria for a special exception; and

WHEREAS the building at 1701 Kalorama Rd. may not meet insurance standards for a public parking facility, including use by anyone not employed by Sun Service Inc.; and

WHEREAS use of this building as a parking garage provides traffic congestion relief during peak business hours in Adams Morgan which benefits residents and businesses in the community;

NOW, THEREFORE BE IT RESOLVED that the Adams Morgan ANC supports BZA application # 17095 for a zoning special exception to allow Sun Service Inc. to continue to provide valet parking services; and

FURTHER RESOLVED that Sun Service Inc. agrees to be responsive and take actions to mitigate neighborhood concerns including but not limited to noise, operating vehicles in a safe and law-abiding manner, and participating in neighborhood transportation planning efforts which may affect the location of valet pick up and drop off points; and

FURTHER RESOLVED that Sun Service Inc. will continue to operate with the existing number of 110 parking spaces unless a capacity expansion is approved by BZA vote.

FURTHER RESOLIVED that due to the significant number of residential and commercial projects currently under development within the two-block area of this property, the Adams Morgan ANC requests the BZA to grant this special exception for a period of two years, at which time it will expire and provide an opportunity to re-assess the use of this building as a parking garage.

Offered by: **Commissioner Broaddus**
Seconded by: **Commissioner Gibson**
Vote: **Approved by roll call vote, 4-2, as amended below**
AYE **Roth, Moretti, Broaddus, Gibson**
NAY **Weaver, Coudriet**
Date: **January 7, 2004**

Amendment Offered by Commissioner Roth and approved by voice vote:
In the third Resolved clause, insert "110" before "parking spaces" and substitute "BZA" for "ANC".