Advisory Neighborhood Commission 1C

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Commissioners:

Chairperson
Alan Roth (1C01)

Vice Chairperson
Josh Gibson (1C07)

Treasurer
Jeff Coudriet (1C08)

Secretary
Mindy Moretti (1C04)

Nik Apostolides (1C02)

Bryan Weaver (1C03)

Vacancy (1C05)

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. 17111
Application of 2412 Limited Partnership
for Variances at 2412 17th Street, NW

Dear Chairperson Griffis:

Pursuant to 11 DCMR 3115, Advisory Neighborhood Commission 1C (ANC 1C) submits the following report on the above-referenced application for variances from the R-5-B zoning restrictions on lot occupancy and floor area ratio (FAR), and for a non-conforming structure, at 2412 17th Street, NW (Square 2566, Lot 819):

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 no concerns about the application.

3115.1(f) – ANC 1C recommends approval of the application, as indicated in the attached resolution.

3115.1(g) – The attached resolution was approved by a roll call vote of 6-0.

BZA
Case No. 17111
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17111
EXHIBIT NO. 26

RESOLUTION TO SUPPORT ZONING VARIANCES
REQUESTED BY THE 2412 LIMITED PARTNERSHIP
FOR "THE WILSON PROJECT"
BZA APPLICATION NO. 17111

WHEREAS, the 2412 Limited Partnership has filed applications with the District of Columbia Board of Zoning Adjustment ("BZA") requesting variance from the R-5-B zoning restrictions on Lot Occupancy and Floor Area Ratio, and for a non-conforming structure; and

WHEREAS the proposed project would rehabilitate an existing two-story 94 year old residential building at 2412 17th St. NW and add a 2-story addition, for a renovated building 50 feet in height (plus a 9 foot roof structure) with 23 residential units and 5 parking spaces, bringing the building into compliance with modern codes for electricity, fire, and disabled access; and

WHEREAS, the existing building has a non-conforming Lot Occupancy of 65%, with 60% allowed under R-5-B, and any substantial renovation requires a variance; and

WHEREAS the proposed building requires an increase of the Lot Occupancy to 79% in order to modernize the building and improve livability with new external balconies, and larger units resulting from filling in existing light wells; and

WHEREAS the increased footprint of the units resulting from the addition of balconies and conversion of light wells to living space increases the Floor Area Ratio from 1.79 to 2.97, requiring a variance; and

WHEREAS the applicant has conducted extensive outreach to neighborhood organizations and adapted the project to suit the requests of Adams Morgan ANC1C and other groups; and

WHEREAS, ANC 1C believes that the variance applications fully satisfy all the standards as required by the Zoning Regulations;

NOW THEREFORE, ANC 1C supports BZA Application No. 17111.

Offered by:	**Commissioner Broaddus**
Seconded by:	**Commissioner Coudriet**
Vote:	**Approved by roll call vote, 6-0**
	AYE Roth, Weaver, Moretti, Broaddus, Gibson, Coudriet
Date:	**January 7, 2004**

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

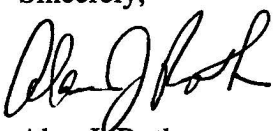
- ANC 1C Chairperson Alan Roth;
- ANC 1C Vice Chairperson Josh Gibson, in whose SMD (1C07) the property in question is located;
- Commissioner Andrea Broaddus, who chairs the ANC's Planning, Zoning, and Transportation Committee.

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. Joseph G. Kisha, President
2412 Limited Partnership