Advisory Neighborhood Commission 1C
PO Box 21652, NW, Washington, DC 20009
202-332-2630 • http://www.anc1c.org

November 5, 2004

Commissioners:

Chairperson
Alan Roth (1C01)

Vice Chairperson
Josh Gibson (1C07)

Treasurer
Nik Apostolides (1C02)

Secretary
Mindy Moretti (1C04)

Bryan Weaver (1C03)

Andrew Miscuk (1C05)

Andrea Broaddus (1C06)

Vacancy (1C08)

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

D.C. ZONING COMMISSION
RECEIVED
2004 NOV -9 PM 3:01

Re: BZA Application No. 17178
Application of Potter's House Church
for Variance at 1656-1660 Columbia Road, NW
(Square 2579, Lot 801)

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 variance from the floor area ratio requirements under subsection 771.2 to construct a two-story rear addition to an existing multi-use commercial building in the C-2-B District at 1656, 1658 and 1660 Columbia Road, NW (Square 2579, Lot 801):

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, November 3, 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 1,100 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 November 3, 2004 meeting.

3115.1(e) – ANC 1C is pleased that the applicant has worked with affected neighbors, and particularly Mr. Herbert White and Sarah's Circle, to resolve their concerns about the original application. As a result of those negotiations, we understand that the applicant has

BZA
Case No. 17178
Exhibit No. 40

Board of Zoning Adjustment
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modified its original application to reflect the details of revised plans dated November 3, 2004 and a letter from Mr. White of same date. ANC 1C has no concerns with the application *as so modified.*

3115.1(f) – ANC 1C recommends approval of the application with the modifications described above.

3115.1(g) – A resolution to support the application as modified above was offered by Commissioner Gibson, seconded by Commissioner Miscuk, and approved by voice vote, a quorum being present.

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

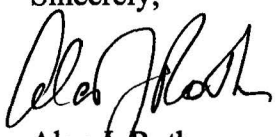
- ANC 1C Chairperson Alan Roth;
- Commissioner Josh Gibson, who chairs the ANC's Planning, Zoning, and Transportation Committee.

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: Potter's House Church

ADVISORY NEIGHBORHOOD COMMISSION 1C

RESOLUTION REGARDING POTTER'S HOUSE EXPANSION

WHEREAS, Potter's House, located at 1656-1660 Columbia Road, NW (Square 2579, Lot 801), has filed Application 17178 with the Board of Zoning Adjustment; and

WHEREAS, after showing initial plans to neighboring building owners, Potter's House has slightly modified this initial plan; and

WHEREAS, Potter's House is a longtime contributor of social value to the Adams Morgan community;

NOW, THEREFORE, BE IT RESOLVED; that Advisory Neighborhood Commission 1C supports Potter's House's expansion application, provided that it is modified to reflect the details of revised plans dated November 3, 2004, and a letter from neighbor Herbert White with that same date (five foot east-side setback, painting of east wall white).

Offered by:	**Commissioner Gibson**
Seconded by:	**Commissioner Miscuk**
Vote:	**Approved by voice vote (6 Commissioners present, a quorum)**
Date:	**November 3, 2004**