ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

Commissioners
2F01 Charles Reed, *Chairman*
2F02 Jim Brandon, *Vice Chairman*
2F03 Christopher Dyer
2F04 Bob Ellison, *Secretary*
2F05 Sandra Biasillo, *Treasurer*
2F06 Michael Nelson
Renan Snowden, *Executive Director*

March 6, 2006

(Via Email and First Class Mail)
Geoffrey H. Griffis
Chair
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17430
EXHIBIT NO. 22

Re: 1150 K Street, NW, Appeal of Rodut Associates of DC, LP, Appeal No. 17430

Dear Chairman Griffis and Members of the Board:

In accordance with 11 CDCR § 3115, Advisory Neighborhood Commission 2F (hereinafter "ANC2F" or "Commission") submits its report with respect to the above matter. ANC2F advises the Board to dismiss the appeal.

As required by 11 CDCR § 3115.1, ANC2F provides the following information (paragraph numbers correspond to those in the quoted regulation):

(a) *Identification of the appeal or application:* 1150 K Street, NW, Appeal of Rodut Associates of DC, LP, Appeal No. 17430.

(b) *ANC meeting date:* March 1, 2006

(c) *Notice:* Proper notice of the meeting was provided in accordance with law and the bylaws of ANC2F. Copies of such notice are contained in the minutes of the meeting.

(d) *Quorum and attendance:* Under ANC2F bylaws, a quorum requires the attendance of at least four of the six elected and acting commissioners. All six were present. A quorum was present and acting throughout the meeting.

(e) *Issues and ANC concerns:* The Appeal as we understand it, seeks by this appeal to challenge the issuance of a certificate of occupancy for the subject property, an apartment building. At the public meeting of the Community Development Committee of ANC2F, held January 22, 2006, this matter was reviewed, with presentations by the appellee through its representatives. Appellants were not present. As represented by the Appellee, the certificate is claimed to be improperly issued because the improvements involve two buildings on a single

Board of Zoning Adjustment
District of Columbia
CASE NO. 17430
EXHIBIT NO. 22

record lot, in contravention of the District of Columbia zoning code. Appellee's counsel represented to the CDC that the building in question is in fact on a separate building lot.

The building in question is now almost completely occupied by residents of this ANC, whose quiet and peaceful enjoyment of their apartments is being threatened by this appeal, which, if the facts are as represented to the CDC, is baseless.

The CDC recommended unanimously to ANC2F that the Board of Zoning Adjustment be advised to dismiss the appeal.

The recommendation of the CDC was approved unanimously at the aforesaid meeting of March 1, 2006.

(f) *ANC advice:* If, as appears to be the case, the apartment building at 1150 K Street is constructed on a single record lot, ANC2F advises the Board to dismiss the appeal.

(g) *ANC resolution vote:* The vote of ANC2F to adopt this recommendation was unanimous (5 to 0, with one abstention).

(h) *Authorized persons:* ANC2F authorizes its Charles D. Reed, its Chairman, to represent this report.

We request that the Board give great weight to our advice herein expressed, as provided by § 1-309.10 of the District of Columbia Code, and 11 CDCR § 3115.2 of the Board's regulations.

Sincerely yours,

Charles D Reed

Charles D. Reed
Chairman, ANC 2F

cc: (*Via Email only)*
Dennis R. Hughes, Esq. (dennis.hughes@hklaw.com)

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2F06 Michael Nelson
Renan Snowden, *Executive Director*

March 5, 2006

(Via Email and First Class Mail)
Geoffrey H. Griffis
Chair
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17430
EXHIBIT NO. 22 FAX

Re: 1150 K Street, NW, Appeal of Rodut Associates of DC, LP, Appeal No. 17430

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The CDC recommended unanimously to ANC2F that the Board of Zoning Adjustment be advised to dismiss the appeal.

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(g) *ANC resolution vote:* The vote of ANC2F to adopt this recommendation was unanimous (5 to 0, with one abstention).

(h) *Authorized persons:* ANC2F authorizes its Charles D. Reed, its Chairman, to represent this report.

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Sincerely yours,

Charles D. Reed
Chairman, ANC 2F

cc: (*Via Email only)*
Dennis R. Hughes, Esq. (dennis.hughes@hklaw.com)

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TO:

Rick Nero **(202) 727-6072**

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Dennis Hughes	(202) 419-2448	3
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