

**Reed-Cooke Neighborhood Association
of Adams Morgan**

February 27, 2006

Mr. Geoffrey Griffin
Board of Zoning Adjustment
441 4th Street, NW, Suite 210-S
Washington, DC 20001

VIA fax: 727-6072 and email: zoning_info@dcov.dcgov.org

RE: Letter in Opposition to Application # 17431, "Brass Knob" proposal at 2329 and 2335 Champlain Street, N.W. (Square 2563, Lots 103 and 816).

Chairman Griffin and members of the BZA:

On behalf of the Reed-Cooke Neighborhood Association (RCNA), I am writing to urge the BZA to oppose application #17431, locally referred to as the "Brass Knob" project, at 2329 and 2335 Champlain Street, N.W. (Square 2563, Lots 103 and 816). On this issue, we have partnered with some of the local neighbors and this letter hereby authorizes Mr. Robert Poulin to represent RCNA at this hearing. If the Board is amenable, we would also like to partner with Mr. Poulin on his party status application and speak as one voice for today's hearing.

The Reed Cooke Neighborhood Association represents residents of Adams Morgan living south of Columbia Road, north of Florida Avenue, west of 16th Street, and east of 18th Street. We are dedicated to the preservation of the residential character of our neighborhood. One of the primary challenges we continue to face is the high level of development, and the ensuing pressures that come with it. Over the past two years, we have welcomed upwards of ten substantial new residential developments in our already dense neighborhood, nearly all of which were approved with numerous zoning variances and special exceptions, and most of which are within several blocks of this proposal.

As you are aware, our portion of Adams Morgan is covered by a special section of the zoning code called the "Reed-Cooke Overlay" which protects the neighborhood from proposals that would adversely impact it. The applicant is seeking several variances and/or special exceptions from the Overlay, and has not been able to explain to the community at large the need for them. As we can see it, there is no reason why the applicant cannot build as a matter of right in regard to most sections of the Overlay. The project as currently proposed would have a detrimental impact particularly on the residents of Champlain Street, and would put increased pressures on several other pending adjacent proposals to request the same relief. In essence, if the BZA grants the applicant his exceptions and variances, the next several applicants will make the argument that they also need to be granted the same relief. It is precisely this effect that

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CASE NO. 17431
EXHIBIT NO. 33

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the neighborhood so desperately wants to avoid. For these and other reasons, we respectfully ask the board to deny this application.

Please find attached the February, 14, 2006 RCNA resolution in opposition to this proposal. Again, the RCNA strongly supports redevelopment at this site, but one more in scale with the surrounding buildings, and one that takes into account the narrow width of Champlain Street.

Sincerely,

Simi Batra

Simi Batra
President, Reed-Cooke Neighborhood Association

Contact information:
RCNA
c/o Simi Batra
1710 Euclid Street, NW
Washington, DC 20009
(202) 257-4745
simi.batra@tpl.org

**Reed Cooke Neighborhood Association
Resolution on the
"Brass Knob" redevelopment proposal**

February 14, 2006

Whereas, Dominique Kostelac ("applicant") has put forth a proposal to redevelop the former Brass Knob building located at 2329-2335 Champlain Street;

Whereas, applicant has sought RCNA's approval, prior to the ANC vote and the Board of Zoning Adjustment hearing, for approval of the variances and/or special exceptions required in order for this development to be built;

Whereas, the RCNA in partnership with other neighbors of the Brass Knob building have coordinated efforts in order to ensure that any proposed development fits both the scale and character of the neighborhood;

Whereas, applicant has not yet set forth sufficient reasons why any redevelopment could not proceed strictly as a matter of right, and that the proposal as presented to RCNA on January 31, 2006 and subsequently amended, might not yet be finalized and could still be evolving,

Be it Resolved, that:

- 1) The RCNA hereby stands in opposition to the proposal as presented to the organization;**
- 2) This resolution empowers the Board and/or its designee(s) to negotiate with applicant in order to come up with a suitable compromise position, and that the Board is also empowered to approve that position without membership approval if the BZA schedule necessitates such an action;**
- 3) The key legal issues pertain to overall "density" as manifested by lot occupancy, floor area ratio, and height (including roof structures), in addition to other legal issues as they arise;**
- 4) Any negotiations shall not trade public benefits for private benefits, and that the concerns of the entire neighborhood shall be addressed, including, but not limited, affordable housing, parking/traffic considerations, size and scale of the building; construction issues and light/shade impacts on immediate neighbors, and preservation of the façade if that is deemed desirable;**
- 5) The RCNA President (or his/her designee) may speak or testify before the Board of Zoning Adjustment or any other agency/public forum re. this matter - in opposition or support - pending the final outcome of negotiations;**
- 6) The RCNA may attempt to receive "party status", and/or seek out pro bono legal counsel for representation on this matter.**



FAX COVER SHEET

TO: BZA

FAX NO: 727-6072

FROM: Simi Batra

NUMBER OF PAGES: 4 (including the cover sheet) DATE SENT: 2/14

MESSAGE: Our testimony for hearing 17431.

Thank you.

Simi → 202-257-4745

If you do not receive all pages or have any problem with receiving this transmission, please call as soon as possible. (202) 543-7532.

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