

Colleen Ha. 24
1655 Newton St. N.W.,
Washington, D.C. 20010

2/24/06

Dear Chairman Griffiths:

I am writing in support of Dominique Kostelac in the matter of 2329 Champlain St. In doing so I am motivated by my strong feeling that he is the right developer for this project. We have a unique city on the Eastern Seaboard because height restrictions have left many of our old historic buildings in place, whereas in other cities those old structures were demolished, their history and the "texture" they provided their neighborhoods lost with them. Unlike the typical developer, who's primary talent is squeezing out the appropriated square footage at the appropriated cost, Mr. Kostelac's primary passions, aside from his young children, are archeology, and early American craftsmanship. I knew from listening to him talk about 2329 Champlain St. that what drew him to the site was the buildings old store. This was in the early 1990's long before our city became over run by aggressive, deep pocket developers.

BZA
Case No. 17431
Exhibit No. 43

Such as the parties who developed, "The Lofts of Adam's Morgan" and will stand before you opposing Mr. Kostelac because he owns the only undeveloped property on Champlain St. not currently owned by them.

I characterize the issue before you as a choice between two developers with two different visions for our community because Mr. Kostelac is a smaller developer and your opposition to his project at its current cost to him are, in effect, your approval to a developer who's structure "The Lofts of Adam's Morgan" shows us the characterless structure which will be built in its place. Perhaps it is Mr. Kostelac's artistic talent that allowed him to create such a sleek, airy structural design for 2329 Champlain St.; perhaps it is his skill as a craftsman that lies behind his respect for the old original stone and his desire to preserve it. But there is more here which demonstrates that Dominique Kostelac is the right developer for this project and that is his actions since acquiring the property. Please

consider carefully that this man has done the following:

Mr. Kostelac worked in tandem with "The Brass Knob" to save the building from demolition.

He has spent his own money to underpin what had been allowed to become an unstable foundation under prior ownership and poor supervision by our city.

He excavated for parking, thereby solving the parking issue for whoever develops this site, and did so at far greater cost than the added value because he didn't want to add to the congestion of the neighborhood.

Interestingly, in 2002 both the BZA and the ANC said that Mr. Kostelac's design was one of the best adaptive reuse projects they had ever seen.

I believe such actions demonstrate a contribution to our neighborhood. I believe that creativity and artistry are sorely lacking in the average "developer" and that the people who really live on Champlain Street will appreciate Mr. Kostelac's talents in these areas if your vote allows him to be the one who eventually develops this site. Most importantly, I believe that the dedication and perseverance Mr. Kostelac has demonstrated deserve our respect above and beyond your favorable vote.

Thank you for your time in considering this matter.

Sincerely,

~~Colleen Hackett~~

Colleen Hackett

From Ron Allan, Owner, The Brass Knob Warehouse

TO WHOM IT MAY CONCERN:

I am Ron Allan, owner of The Brass Knob Warehouse, formerly located at 2329 Champlain St. NW. I believe that the zoning variance needed for the development plan at that location by Kings Creek LLC needs to be supported. The merits of doing so include:

1. The proposal had previously been approved and praised by the BZA as an example of a creative and innovative infilling of an existing neighborhood. They were particularly glad to see that the plan preserved the notable granite facade and overall structure of the original building.
2. The owner, Dominique Kostelac, is responsible for the environmental cleanup of an existing brown field as a result of his efforts to develop this building site. This environmental liability was something that had been a long standing obstacle to any other effort in developing the adjoining vacant lot.
3. This plan would effectively assure that the building would not meet the fate of demolition.

After the success of mixing the long planned parking facility with residential use at The Lofts of Adams Morgan, there was a sudden rush of developers contending for every available spot along Champlain Street. So far, I feel, the development has been a long awaited improvement to the neighborhood. However, I also recognized that it was an inevitable sign for me to find a new location for The Brass Knob Warehouse, despite the fact that I and many others considered that move to be a significant loss to the neighborhood and business community. What concerns me, since I have invested so much time and energy in growing my unique business there, and helping to bring distinction to the neighborhood, is that it now seems to be at risk of losing the kind of diversity that makes it attractive to begin with.

With my assistance, Dominique purchased the building because of his commitment to saving it from a proposed demolition. We had a mutual interest in seeing the building developed in a way that preserved its historic character. From my point of view that means being able to return to the area and still have some sense of the quarter century I have spent there. I think that kind of perception is important to many of the long term residents who are equally invested in

the area. That is what "historic" is really all about. It is true to my business philosophy and true to the many customers/residents of the city. Save the old and celebrate its intrinsic value.

When the Lofts at Adams Morgan was designed, it seemed quite clear that the architects' intent was to integrate the buildings' architecture with the warehouse architecture as a means of integration with the existing neighboring buildings. Dominique's design follows that philosophy; preserve the unique mixture of warehouse and residential architectural diversity.

Finally, I believe that Dominique deserves particular credit at having continued to pursue this objective with incredible stamina.

Please consider my dedicated opinion as an endorsement of him and his plan.

Respectfully,

A handwritten signature in black ink, appearing to read "Ron Allan". The signature is fluid and cursive, with the first name "Ron" and last name "Allan" clearly distinguishable.

Ron Allan
The Brass Knob Architectural Antiques, Inc.
2311 18th St NW
Washington D.C. 20009
202-332-3370

SHELLEY VILOV
1749 T Street, NW, #7
Washington, DC 20009
202.667.7843 • svilov@aol.com

February 26, 2006

RE: 2329 Champlain Street NW, Washington DC

To Whom It May Concern:

I am writing this letter in strong support of the proposed project at 2329 Champlain Street and its developer Dominique Kostelac. I have known Dominique for 20 years in both personal and professional capacities. He is true Renaissance man — an entrepreneur, architect, designer, craftsman, historian, amateur archaeologist and devoted family man. For as long as I have known him, Dom has been an active, dedicated and involved DC resident wholeheartedly committed to the well-being of the Adams Morgan and Mt. Pleasant communities where he lives.

I would like to highlight some of the key points in support of why this project should be approved.

- o This project received unanimous support from the ANC and the BZA when approved in 2002 and is now responding to the Zoning Commission's additional directives.
- o This adaptive reuse project preserves an important Adams Morgan historical landmark.
- o The developer has a strong record of conscientious construction staging and has been sensitive to community concerns and considerations.
- o The current project provides off-street parking in excess of 1 space per dwelling unit.
- o The developer has included green/sustainable features in this project.
- o The developer has included a number of 3 bedroom units to accommodate families and add diversity to Champlain St.

Dominique Kostelac's vision to develop the Brass Knob warehouse into an architecturally spectacular adaptive reuse building has been unwavering despite numerous site-specific challenges and the relentless efforts of deep-pocketed developers to undermine his project at every turn. Over the last four years he has fought, against all odds, for the right to develop this single property that sits dwarfed by the behemoth condo buildings erected by the most prolific developers in the city. The board should stand up to these giants and approve this deserving project that was unanimously endorsed four years ago.

I sincerely hope that you will take into consideration Dominique Kostelac's integrity, vision, and long-standing commitment when making your decision.

Respectfully,


Shelley K. Vilov

Grants Consultancy of Washington DC

1763 Park Rd. NW
Washington DC 20010
(202) 588-8595

www.science-funding.com

Feb. 24, 2006

To Whom it May Concern:

I would like to add my voice to those of many others who support Dominique Kostelac's 2329 Champlain St. NW project in Adams-Morgan. My wife Kate and I have known Dominique for about ten years, having employed him for many projects on our home, both in the category of needed repairs and of enhancements. Dom's work was unfailingly solid, well-conceived, carefully done, and completed on time and on budget.

As an example, Dom designed and built a porch – deck combination on our home, going through all the required historical review and permitting steps, and producing a marvelous, useful, and architecturally appropriate addition that invariably draws, not just remarks, but cries of admiration from guests and visitors. His addition of a second bathroom on the upper floor of our home was imaginative, efficient, and, again, completed on time and on budget. We believe that the same will be true of the larger projects Dom has undertaken.

Dominique Kostelac is a great addition to the ranks of those who wish to make Washington DC a more exciting, imaginative, and humane place to live. I strongly urge your support of his zoning variance request. He is a person to whom we can entrust the future of our city.

With respect and best wishes,

Thomas R. Blackburn, Principal

A handwritten signature in black ink, appearing to read 'Thomas R. Blackburn', with a long horizontal flourish extending to the right.

Grants Consultancy of Washington DC

**Rebecca Sachs
2034 Allen Place NW
Washington, DC 20009
202-234-1436**

February 27, 2006

To Whom It May Concern:

I am writing to express my strong support for the project proposed for 2329 and 2335 Champlain Street by Dom Kostelac. I have seen the plans for this project and I am in favor of Dom's effort to build the project with historic preservation and green building principles in mind.

Dom is committed to maintaining the integrity of Adams Morgan in a time when many new developers are coming into our neighborhood with no regard for its history and diversity. Dom has always been good to his workers, most of whom live in and around the neighborhood. He represents the type of business that people concerned about neighborhood interests should support.

This project has already resulted in a much-needed clean up of an area with petrochemical migration underground caused by negligent property owners. Dom has also worked to avoid demolition of the building in order to accommodate a greater efficiency in design and construction cost.

I hope you will take these thoughts into consideration and support this important project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rebecca', followed by a horizontal line.

Rebecca Sachs

From William Richnow:

Dear Chairman Griffis:

I am writing this letter in support of the Board of Zoning Adjustments ("BZA") Application for 2323 / 2335 Champlain Street, the condominium project being developed by Dom Kostelac, who I've known for many years, and count as one of my closest friends. I have lived in D.C. for over 15 years and love the city's architecture – old and new. Dom's project is exciting because it embraces historic D.C. architecture; saving the facade of the "Brass Knob" building and marrying it to a bold, modern addition.

This is the adventurous architecture the city needs. The project also voluntarily incorporates green design ideas. As I'm sure you are aware, green design helps improve the air quality of the city and the health of city residents.

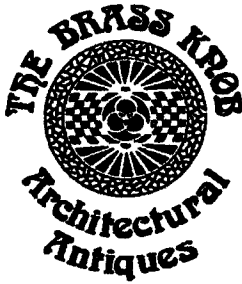
Please support the BZA application for this project. I believe that the proposed condominium will endure as one of the architecturally outstanding buildings in the Adams Morgan neighborhood.

Thank you for your time.

Yours truly,

A handwritten signature in black ink, appearing to read 'W. Richnow', with a long horizontal flourish extending to the right.

**William Richnow
1838 Vermont Avenue, N.W.
Washington, D.C. 20001
(202) 518-8649**



THE BRASS KNOB
Architectural Antiques, Inc
2311 18th Street NW
Washington, DC 20009
(202) 332-3370 fax: (202) 332-5594

February 28, 2006

To: The Board of Zoning Adjustment

From: Donetta George
The Brass Knob Architectural Antiques, Inc

Subject: 2329 Champlain Street N.W.

Dear BZA Committee members:

I am writing to you in support of Dominique Kostelac's renovation of 2329 Champlain Street. As a business and property owner in Adams Morgan, I am interested in seeing buildings in the neighborhood preserved, rather than the popular trend of tearing down old buildings to replace them with new construction.

2329 Champlain Street is a beautiful old building with a long history in the neighborhood. I think Mr. Kostelac should be rewarded for his efforts to save this building.

In the current economic climate the only way he will be able to make this building financially feasible is to increase the potential for more occupancy. His plan to save this historic building with the addition of an innovative and attractive new structure is very creative and would work well in this location.

I believe Mr. Kostelac should be supported by the neighborhood and the city government in his plan to increase the size of this building in order to protect his investment and save a neighborhood landmark.

Sincerely,

Donetta George
The Brass Knob Architectural Antiques, Inc.

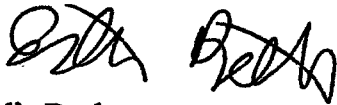
Dear BZA Committee Members:

I've come to know Dominique Kostelac over the last few years. First as a landlord who made it possible to rent – at much below market rate - a very large space used as a community media space. Then, during the excavation of his Champlain space, I was impressed with his enthusiasm with history. We spent time together as he explained in some detail, the various archaeological layers uncovered during his dig. I also saw him go through some tough times. Champlain had major pollution from an adjacent abandoned gas station. The oil companies refused to fix their fault. Dominique bore the cost of the environmental remediation, and his lenders abandoned him. He took on the oil companies and won and got his lenders back and saved the project.

I later hired him to dig out my basement and was equally impressed with his engineering skill, knowledge of old structures, ability to command a sizable crew and sensitivity to the neighbors.

I am very confident that his Champlain project will be unique and in the spirit of Adams Morgan.

Respectfully,

A handwritten signature in black ink, appearing to read 'Eddie Becker', with a stylized, cursive script.

Eddie Becker
Washington D.C. Resident

Dear Chairman Griffis,

When I heard Dominique Kostelac was building a condominium, I thought I would like to live there. This stems from my satisfaction with him as an architect for my house.

I met Dominique almost as soon as he arrived in Washington and hired him to install a skylight in my stairwell. I was his first client. I rehired him to push a hatch through my roof, so I could get there without a dizzying climb on a ladder.

In the late 1990's, I was sitting in my dining room when my back-deck door window exploded with a deafening sound. This frightened the neighbors.

They thought a bomb had gone off. They all diagnosed the problem as an old house sinking into the land.

Time to call Dominique.

He inspected and rejected the theory of sinkage. He saw that a fanciful 1920's architect had built arch over arch from the basement up across the back of the house. He showed me where a few bricks had fallen and how the whole wall would soon fall.

Dominique and crew inserted iron supports into the wall. The wall stands strong and sturdy. No brick in any of the arches has loosened in the past eleven years. How do I know that it is firm? My window will explode again if it isn't.

Dominique significantly preserved the archways through which I view Rock Creek Park.

I enjoy seeing what Dominique is doing with the 2329 Champlain St Condominiums. I see he is preserving the old look, as he did with my arches. I am certain the rooms will be as pleasant to live in as mine. He will create "a good address."

I almost moved to an apartment in 2003. My tours of living spaces in this area were underwhelming, but I know Dominique's condos will embrace its dwellers in a quiet, elegant style. It will have class. It might make a few "home" magazines. It will be one of the prides of Adams-Morgan as are the superb apartments that grace Colombia Road.

But don't take my word for it. I invite the BZA Committee for a tour of my home. I'll even show you the park through the basement arches Dominique preserved.

John C. Ryan

John Carlin Ryan [jryan33@earthlink.net]

1893 Ingleside Terrace

Washington D.C. 20010

27 February 2006

Chairman Griffis,

I would like to lend my support to the proposed development by Dominique Kostelac of 2323/2335 Champlain Street Northwest in Adams Morgan.

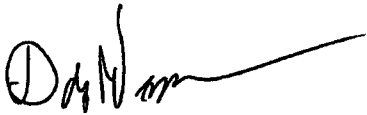
As a three-year resident of Mount Pleasant, I have had the opportunity to become familiar with Mr. Kostelac's development style. It is clear to me that social responsibility and appealing design are high priorities to him and I am confident that both of these themes also will guide his development of the Champlain Street property. In addition, I have witnessed Mr. Kostelac's dealings with tenants in Mount Pleasant. There have been several occasions when one of his tenants required special accommodation from Mr. Kostelac. In all of those cases, Dominique has gone above and beyond the call of duty for a landlord and helped the tenant out, even when it resulted in a financial loss for him.

I have seen the plans for Champlain Street and, indeed, have been aware of Mr. Kostelac's activities at the site for over a year. He has demonstrated his commitment to developing a quality property, consistent with the goals of the Mayor and the Adams Morgan community.

I believe that Mr. Kostelac's plans for this property will further the positive mixing of commercial and residential development occurring in this area of Adams Morgan. In addition, I am confident that Mr. Kostelac will follow through with his development plans in a manner that is an asset to the area.

Please do not hesitate to contact me. It is my pleasure to lend my support to this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dahn Warner', with a long horizontal flourish extending to the right.

Dahn Warner
202-744-5309