



Advisory Neighborhood Commission 1C

PO Box 21652, NW, Washington, DC 20009

202-332-2630 • <http://www.anc1c.org>

March 6, 2006

Commissioners:

Chairperson
Alan Roth (1C01)

Vice Chairperson
Graham King (1C06)

Secretary
Mindy Moretti (1C04)

Treasurer
Jon Canty (1C02)

Bryan Weaver (1C03)

Andrew Miscuk (1C05)

Wilson Reynolds (1C07)

Lynn Taylor (1C08)

Chairman Geoffrey Griffis and Members of the
D.C. Board of Zoning Adjustment
441 4th Street, NW – Suite 210-South
Washington, DC 20001

Re: BZA Application No. 17431
Application of King's Creek, LLC at Premises
2329 & 2335 18th Street, NW (Square 2563, Lots 103 & 816)
Hearing Continued to: March 14, 2006

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Dear Chairman Griffis and Board Members:

Pursuant to the Board of Zoning Adjustment's grant on February 28, 2006 of the undersigned's motion to keep the record open in the above-referenced case until March 13th, the Adams Morgan Advisory Neighborhood Commission (ANC 1C) respectfully submits the following supplemental report to the Board.

The Applicant here, pursuant to 11 DCMR §§ 3104.1 and 3103.2, seeks a special exception to allow a building height of 50 feet in the Reed Cooke (RC) Overlay District under section 1403, and three variances, as follows: (1) to permit an addition to a nonconforming structure under subsection 2201.3; (2) from the floor area ratio requirements under subsection 402; and (3) from the court requirements under section 406. The Applicant proposes to construct an addition to two currently vacant structures, adjacent to one another and formerly used for commercial purposes, and to convert them into residential use in an RC/R-5-B District.

ANC 1C's initial report, dated February 21, 2006, was based on the ANC's review at its February 1st monthly meeting of the architectural plans and drawings that were originally submitted with the Application. Subsequent to the ANC's meeting, the Applicant submitted a revised set of plans and drawings that materially altered certain features of the project that were a significant focus of the ANC's attention. *As a result of those revisions, ANC 1C has amended its recommendations in this case.* Our supplemental report below is organized according to the applicable provisions of subsection 3115.1 of the Zoning Regulations:

3115.1(a) – The Application under review is identified above.

3115.1(b) – The Application, as revised by the Applicant in mid-February, was considered at a public meeting of ANC 1C on Wednesday, March 1, 2006.

3115.1(c) – Proper notice of the March 1, 2006 meeting was given by ANC 1C in the form of publication in a community newspaper, transmittal of e-mail and Internet notice to

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BOARD OF ZONING ADJUSTMENT
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approximately 1,700 neighborhood residents, stakeholders and other interested parties, posting of notice on the ANC 1C website (www.anc1c.org), and posting of notices on lampposts and on bulletin boards at various locations within the Commission area.

3115.1(d) – ANC 1C has eight Single Member Districts (SMDs). A quorum of five Commissioners is required for action. All eight sitting Commissioners were present at the March 1, 2006 meeting. However, one Commissioner recused himself from consideration of this matter in order to avoid the appearance of impropriety due to the potential perception of a conflict of interest. Accordingly, seven Commissioners considered the application.

3115.1(e) – ANC 1C has no issues and concerns with respect to the three requested variances. ANC 1C takes no position with respect to the requested special exception.

3115.1(f) – *For the reasons stated above, ANC 1C supports and recommends approval of the three variances requested by the Applicant, as follows: (1) to permit an addition to a nonconforming structure under subsection 2201.3; (2) from the floor area ratio requirements under subsection 402; and (3) from the court requirements under section 406. ANC 1C takes no position with respect to the special exception requested by the Applicant to allow a building height of 50 feet in the Reed Cooke (RC) Overlay District under section 1403.*

3115.1(g) – Upon oral motion made by Commissioner Weaver and seconded by Commissioner Moretti, ANC 1C's recommendation supporting the three variances, as described in the preceding paragraph, was approved by an affirmative voice vote with seven Commissioners present, a quorum.

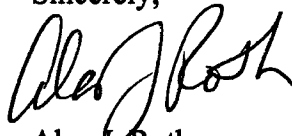
3115.1(h) – The following Commissioners are authorized to present this report:

- ANC 1C Chairperson Alan Roth; or, in his absence,
- Commissioner Lynn Taylor, Chairperson of the ANC's PZT Committee; or, in her absence,
- Commissioner Wilson Reynolds, a member of the PZT Committee and in whose Single Member District the proposed project is located.

3115.1(i) – The signature of ANC 1C's Chairperson is provided below.

Thank you for your consideration of our views, which we trust will receive the "great weight" required by the Advisory Neighborhood Commission Act, D.C. Official Code § 1-309.10(d) (2001), and section 3012.6 of the Zoning Regulations. Please feel free to contact me at 347-3030 (W) or 667-7812 (H) if you have any questions about this report.

Sincerely,



Alan J. Roth
Chairperson

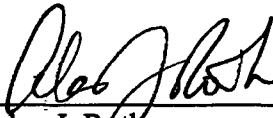
CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing and attachments were served by first-class mail, postage prepaid, this 6th day of March, 2006, on the following:

Christopher H. Collins
Holland & Knight
2099 Pennsylvania Ave., NW – Suite 100
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Maxine Brown-Roberts
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John Holmes
c/o Adams Investment Group
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Alan J. Roth