03-24

ZONING COMMISSION
District of Columbia
Case 03-24
Exhibit 31

SHERIDAN-KALORAMA ANC 2d
Sandra Perlmutter, 2d1, Chair
MaryEva Candon, 2d2, Vice-Chair
Washington, DC 20008

July 20, 2003

D.C. Zoning Commission
441 – 4th Street, N. W.
Room 220 South
Washington, D.C. 20001

2003 JUL 21 P 2:16

Re: Proposed Planned Unit Development and Rezoning
at 2126 Wyoming Avenue, N. W.

Dear Chairperson Mitten and Members of the Commission:

The purpose of this letter is to provide the report of Advisory Neighborhood Commission 2D to the Zoning Commission on the above-referenced project. We understand that the Application has been filed for consideration at your public meeting on July 24, 2003. Pursuant to 11 DCMR, Section 3012.5, ANC 2D's report is as follows:

1. The proposed PUD and rezoning is for the property at 2126 Wyoming Avenue, N.W. (Square 2528, Lot 911).

2. The public meeting of ANC 2D to consider the Application was held on June 9, 2003.

3. Proper notice of that meeting was given by ANC 2D.

4. The number of members of ANC 2D that constitutes a quorum is 2, and the number of members present at the meeting was 2.

5. The property is zoned R-3, and is occupied by a large mansion, which housed a series of schools for the past sixty years, and most recently, The Field School. The property abuts the R-5-D zoning on its eastern border. The R-5-D zone extends along Connecticut Avenue, and contains a variety of building densities, from townhouses to high-rise apartments. The Applicant proposes to extend the R-5-D zoning west to include Lot 911, and to restore and return the property to residential use. Specifically, we understand that the mansion building will be renovated and converted to two adjacent dwellings, the carriage house will be renovated and converted to parking and storage, and

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a three-story, four-unit building will be built on the vacant east side of the property, adjacent to the six-story Jurys Hotel. The project will include eight parking spaces.

The Applicant, Kalorama D.C. Group LLC, has met with the ANC on several occasions over the last twelve months, and has conducted extensive community outreach, including meetings with representatives of the Sheridan-Kalorama Neighborhood Council, the Sheridan-Kalorama Historical Association, and individual interested citizens. The Applicant has also discussed the proposed design of the new proposed building with the community, and has refined the design over time, to accommodate concerns expressed by community members and by the staff of the Historic Preservation Review Board. Among the amenities offered by the Applicant is a fund of $90,000, to be utilized for community improvements in the public space.

We have reviewed the height, scale and massing of the proposed new construction, and we are in agreement with the Applicant that this represents a wise use of the vacant building and the adjacent empty lot. We commend the Applicant for working so diligently with the community, and for proposing a residential infill project, rather than re-using the property for institutional purposes.

Pursuant to 11 DCMR, Section 2403, we believe that the impact of the project on the surrounding area and the operation of city services and facilities will be acceptable. We also believe that the proposed project is not inconsistent with the Comprehensive Plan. We believe that the specific benefits and amenities of the project are superior, and will benefit the surrounding neighborhood and the general public to a significantly greater extent than would likely result from development or re-use of the site as a matter-of-right. We also believe that the design of the building, the land planning, massing, density and use of the property will add to the attractiveness, convenience and comfort of the project occupants and the immediate neighbors.

For all of the above reasons, the ANC recommends that a public hearing be scheduled in this case, and that the project be approved.

6. The vote on the motion to adopt the Report to the Commission was 2-0.

7. Both Commissioners MaryEva Candon and Sandra Perlmutter are authorized to present this Report.

Thank you for your consideration of our view on this important project.

Respectfully submitted,

ADVISORY NEIGHBORHOOD COMMISSION 2D

By: Mary Eva Candosa
2D2

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