



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Dia Black; 02-Deborah Jane Lindeman; 03-Stephanie Zobay
04-Avram Fechter; 05-Bruce Beckner; 06-Trudy Reeves
07-Sheila Hogan; 08-Catherine May; 09-Nancy MacWood

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Website <http://www.anc3c.org>

September 26, 2006

RECEIVED

SEP 29 2006

Carol J. Mitten
Zoning Commission
One Judiciary Square
441 4th Street NW, Ste 210S
Washington, DC 20001

OPM

Re: ANC 3C Resolution 2006-043 Regarding 2501 Wisconsin Avenue, NW Construction

Dear Ms. Mitten:

#02-50A

At the regularly scheduled meeting of ANC 3C on September 18, 2006, the commissioners passed a resolution regarding construction at 2501 Wisconsin Avenue, NW. The vote was 8-0. A proper quorum was present (7 out of 9 commissioners were present).

Thank you for your consideration of ANC 3C's opinion on this matter. If you have any questions, please feel free to contact me, Commission Chair at (202) 966-5333 or nmacwood@aol.com.

Sincerely,

Nancy J. MacWood
Chair, ANC 3C

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D.C. OFFICE OF ZONING
OCT 02
2006
AM 7:58

Enclosures

ZONING COMMISSION
District of Columbia

CASE NO. 02-50A
EXHIBIT NO. 15
District of Columbia
CASE NO. 02-50A
EXHIBIT NO. 15

	<p align="center">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p>
<p>Single Member District Commissioners 01-Dia Black; 02-Deborah Jane Lindeman; 03-Stephanie Zobay 04-Avram Fechter; 05-Bruce Beckner; 06-Trudy Reeves 07-Sheila Hogan; 08-Catherine May; 09-Nancy MacWood</p>	<p align="right">2737 DEVONSHIRE PLACE, NW WASHINGTON, DC 20008 TEL 202/232-2232 • FAX 202/232-0667 Email anc3cmail@gmail.com Listserv http://groups.yahoo.com/group/anc3cgroup Website http://www.anc3c.org</p>

Resolution No. 2006-043 Regarding 2501 Wisconsin Avenue, NW Construction

WHEREAS: Walnut Street Development and its affiliate, St. Luke's Condominium, LLC (collectively the Applicant) owned and developed a property 2501 Wisconsin Avenue, NW at the intersection of Wisconsin Avenue and Calvert Street, NW (Lot 817 Square 1935)(the Property); and

WHEREAS: On December 12, 2002 the Applicant filed the original application for the Planned Unit Development (PUD) for this property, ZC 02-50; and

WHEREAS: The Applicant made certain modifications to the façade and roof structures in accordance with Building Permits issued by DCRA but which were neither submitted to nor reviewed by Advisory Neighborhood Commission 3C (ANC 3C) and which were not in compliance with the original ZC 02-50; and

WHEREAS: The applicant represents that on May 25, 2006 all property owners within 200 feet of the property were notified of the intent to file for a modification of the PUD; and

WHEREAS: St. Luke's Condominiums, LLC on July 14, 2006 filed an Application for a Modification to an Approved Planned Unit Development for 2501 Wisconsin Avenue, NW; and

WHEREAS: on September 12, 2006 this application was amended to Z.C. Case No. 02-50A, Application for a Minor Modification to an Approved Planned Unit Development for 2501 Wisconsin Avenue, NW; and

WHEREAS: The Zoning Commission has scheduled a special public meeting on September 25, 2006 to consider the application; and

WHEREAS: The Applicant has asked ANC3C for retroactive approval of the modifications to the façade and roof structures as outlined in the Application dated July 14, 2006; and

WHEREAS: Ownership of this property has been transferred to the St. Luke's Condominium Association and the Applicant has represented to the Condominium Association that the applicant assumes the responsibility for obtaining all the necessary approvals, will be financially responsible for and oversee all the necessary work; and

WHEREAS: In general, the modifications do not materially deviate from the original design, scale and intent of the development;

BE IT THEREFORE RESOLVED THAT: ANC3C does not object to the application subject to the following conditions:

- 1) that the same shutters be extended along the windows of the east façade of the building to maintain symmetry with the Wisconsin Avenue façade.
- 2) That the condenser and two vents on the roof be surrounded and concealed by structures consistent with the design of the other roof structures and manufactured from the same materials.
- 3) That the air shaft between the sidewalk and the Wisconsin Avenue façade, which drops to the parking garage, be secured with an appropriate grate to prevent objects or persons from falling.
- 4) That ANC3B has no other objections to the application.

BE IT FURTHER RESOLVED that the Chair, Commissioner Catherine May (ANC3c08), or their designee(s) is authorized to represent the ANC on this matter.

Attested by

Chair, on September 20, 2006

Nancy J. MacWood

This resolution was approved by a vote of 8-0, on September 18, 2006 at a public meeting of ANC 3C at which a quorum (7 of 9 members) was present.