



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1B

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May 20, 2016

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Mr. Anthony J. Hood, Chairman
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RE: Case No. 15-03: Residents Not Notified Concerning 1309-1315 Clifton St, NW PUD

Dear Chairman Hood,

Late last week, I learned from a number of residents of The Majestic, at 1342 Euclid St., NW, which is only a few feet away from the recently approved site for the redevelopment of 1309-1315 Clifton St., NW, that they were never notified about the project. That poses a serious problem for me as their ANC commissioner and as someone who worked for over a year on this proposal. They request an immediate redress of the situation and reopening of this Case No. 15.03, or we may need to consider other remedies including possible court action.

Residents of The Majestic told me that neither their condominium association board nor their management company received written notification of the public hearing, as required by this Zoning Commission Procedures Rules of Practice and Procedure Chapter 11-30 Rule number 3015.3, which states, "At least forty (40) days prior to a hearing, the Commission shall mail a copy of the notice to: (a) Owners [or condo boards] of all property within two hundred feet (200 ft.) of the property included in the application..." While the Office of Zoning's log indicates that notices were sent, it cannot prove that the notices were received. I met with 15 or so homeowners on May 16, and not one of them received any mail from the Office of Zoning. Regardless of whether the log indicates that notices were sent, they were not received. There are approximately 38 units in the building and up to 75 or so people living in the building. Perhaps, they were lost in the mail. Nonetheless, I can attest they were not received.

They also have some additional concerns, which are as follows:

1. No attempt at direct outreach by Aria Development Group was made to their condo association or others homeowners or residents. They did not complete their due diligence. This is a notable omission given the fact that the elimination of the required rear set-back disproportionately affects their building, which is closest to the alley. The size and scale of this planned development's rear mass will have a deleterious impact on 1324 Euclid St., NW.

2. The plan also contains specific elements which they would like to provide input on and receive more information:

- Reduction of the required rear yard from 17.1 ft. to 1 ft. at its closest point
- Alley safety and accessibility for pedestrians and service providers (e.g., trash collection)
- The increase in the allowable height maximum from 50 ft. to 60 ft. plus a penthouse
- Water abatement and changes to the permeable surfaces in their vicinity
- Alley beautification commitments

3. There is no mention of the impact that the project will have on the aging sewer system on Clifton St. Residents have serious, ongoing concerns, particularly since they've had major flooding episodes in the past few years. The proposal should have included a sewer study.

In general, they support the continued revitalization of the housing stock in the neighborhood. We all understand that the District is moving toward greater density, especially in neighborhoods such as Columbia Heights. However, it's critical that homeowners like those at 1342 Euclid St. at least have the opportunity to weigh in on a project that impacts them as much as the Clifton St. redevelopment. It's just not acceptable that they were not notified.

Your assistance would be appreciated. Thank you for your time and consideration.

Sincerely,

MARK RANSLEM
Commissioner

cc: Sarah Bardin, Director – Office of Zoning
Board Members, The Majestic Condo Association



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CASE NO.15-03

EXHIBIT NO.71