



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

Amir Irani (1C01)

Hector Huevo (1C02)

Ted Guthrie (1C03)

A. Tianna Scozzaro (1C04)

Vacant (1C05)

Vacant (1C06)

Wilson Reynolds (1C07)

Amanda Fox Perry (1C08)

December 4, 2018

Fred Hill, Chairman
Board of Zoning Adjustment
441 4th Street, N.W., Suite 200-S
Washington, D.C. 20001

RE: 1630 Argonne Place NW – BZA Appeal

Dear Chairman Hill:

At a duly-noticed public meeting held on Wednesday, November 7, 2018, with a quorum present, Advisory Neighborhood Commission 1C (ANC 1C) passed a resolution involving 1630-32-34 Argonne NW by a vote of 4-0-0.

ANC 1C respectfully submits the attached resolution authorizing ANC 1C to file a BZA appeal for the permits issued on these properties.

Sincerely,

Ted Guthrie
Vice Chair, ANC1C

Secretary

ANC1C Resolution – 1630-32-34 Argonne Place NW
November 7, 2018

Whereas, ANC1C has an interest in supporting adherence to the District’s zoning regulations and construction codes.

Whereas, the following permits were issued for three contiguous row houses on Argonne Place: B-1900300 (1630 Argonne), B-1900301 (1632 Argonne), and B-1900302 (1634 Argonne), with identified errors as follows:

- Permits record the incorrect zone of RA-2. The correct zone is RF-1.
- Permits record the nonexistent lot numbers of 0463 at 1630 Argonne; 0462 at 1632 Argonne; and 0461 at 1634 Argonne. There is one lot number per the DC Zoning Map and DC Tax Records: 0480.
- Work exceeds the “interior renovation” scope of work. Exterior work underway at two properties has already resulted in Stop Work Orders (porch replacement at 1630, demolition of an exterior wall at 1634). Additional exterior work at all three properties will include the provision of parking and possibly installation of exterior rear stairs.
- Plans incorrectly depict parking garages at each row house as bedrooms.
- The parking garages are being eliminated but no permits or plans are provided to comply with parking requirements (Subtitle C).
- Plans incorrectly depict the existence of rear staircases.
- The permits and plans designate the lower levels as cellars but no elevation drawings are provided to verify these designations.

Whereas, zoning regulations require a separate lot number for each principal structure in the event of erection, construction or conversion (Subtitle A 301.3).

Whereas, zoning regulations require scaled drawings that depict such specifics as parking, elevations, and “[o]ther information necessary to determine compliance with this title” (Subtitle A 301.2).

Whereas, exterior work requires a separate plat (Subtitle A-301.2(b)), which is further clarified in “About Permits” on the DCRA website at <https://dcra.dc.gov/page/about-permits>

Whereas, DCRA met with ANC1C representatives and neighbors on November 5, 2018 with a follow-up plan of action to correct zoning and building code issues.

Whereas, as of the date of this resolution, DCRA’s review of zoning and building code issues is underway.

Whereas, Board of Zoning Adjustment (BZA) appeals must be filed within 60 days of the permit issuance date of October 4, 2018 (Subtitle Y 302.2).

Therefore Be It Resolved, ANC1C will file a BZA appeal of permits B-1900300 (1630 Argonne), B-1900301 (1632 Argonne), and B-1900302 (1634 Argonne) in order to meet the filing deadline.

Finally, Be it Resolved that ANC1C authorizes any ANC1C Commissioner and Alan Gambrell to act on behalf of ANC1C, before city agencies, the BZA, the Zoning Commission, and the City Council, regarding matters specific to the provisions outlined above.