



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

May 7, 2016

Julie Seiwell (1C01)

Hector Huevo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

DC Office of Planning
1100 4th Street SW
Washington, DC 20024

Re: 1800 Columbia Road NW (The SunTrust Property)

Dear Office of Planning,

At a duly-noticed public meeting held on May 4, 2016, with a quorum present, ANC1C approved the attached resolution by a vote of 6-0, with 1 Commissioner abstaining. The resolution addresses significant issues under the zoning regulations with respect to PN Hoffman and Potomac Development Group's proposed development at 1800 Columbia Road NW in Adams Morgan (currently the SunTrust property).

Sincerely,

Ted Guthrie

Chair, Advisory Neighborhood Commission 1C

**Resolution Concerning Certain Zoning Issues for
the Proposed Development at 1800 Columbia Road NW**

Advisory Neighborhood Commission 1C (“ANC1C”) adopts the following resolution, and authorizes any Commissioner of ANC1C to represent ANC1C before the Board of Zoning Adjustment (“BZA”) in connection with this matter:

Whereas, PN Hoffman and Potomac Development Group (the “Developers”) are developing plans for a new mixed-used building at the corner of 18th Street NW and Columbia Road NW (the “Project”);

And whereas the Project is located within the C-2-B zone district under the District’s zoning regulations (which is expected to become the MU-5 zone under the zoning regulations re-write);

And whereas this zone requires a 15 foot rear-yard as part of any development;

And whereas, the Project, as currently proposed, fails to comply with this rear-yard requirement;

Therefore, ANC1C:

- I. Opposes any building permit that may be issued for the Project based on the claim that the property fronts on three streets, rather than on two streets, and is hereby authorized to appeal any such building permit to the Board of Zoning Adjustment.
- II. Opposes any zoning relief from the requirement that the Project provide a rear yard of 15 feet, and is hereby authorized to contest any application for such zoning relief that may be made to the Board of Zoning Adjustment.

ANC1C notes that the Project can easily satisfy the rear-yard requirement because the building restriction line on Columbia Road NW is already more than 15 feet from the property line on Columbia Road NW. ANC1C therefore notes that the Developers’ purpose in seeking relief from the rear yard requirement is not due to any difficulty in complying with the law, but is merely based on their desire to increase the size of their building beyond what is legally allowable for the property (by selecting Columbia Road NW as their front yard for purposes of measuring their building height).

It is ANC1C’s view that zoning relief from the rear yard requirement in these circumstances would not be in harmony with the general purpose and intent of the zone in which the property is located, with the Zoning Regulations, or the Zoning Maps, and will tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps. Allowing developers to opt-out of easily satisfied zoning requirements, merely based on their desire to build larger buildings than the law allows would fundamentally undermine the zoning regulations, and would set an unwelcome precedent that other developers could be expected to try to imitate.