



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

Amir Irani (1C01)

February 11, 2019

Bridget Pooley (1C02)

Ted Guthrie (1C03)

Fred Hill, Chairman

Douglas Ely (1C04)

Board of Zoning Adjustment

Damiana Dendy (1C05)

441 4th Street, NW, Suite 200-S

Michaela Wright (1C06)

Washington, D.C. 20001

Japer Bowles (1C07)

sent by email attachment to: dcoz@dc.gov

Amanda Fox Perry (1C08)

Re: BZA 19938

1630, 1632, & 1634 Argonne PI. NW

Dear Chairman Hill:

At a duly-noticed public meeting held on February 6, with a quorum present, Advisory Neighborhood Commission 1C passed the attached resolution by a vote of 8-0-0.

Please advise if anything further is necessary.

Ted Guthrie

Chair, ANC 1C

cc: M. Sullivan

ANC1C Second Resolution - 1630-32-34 Argonne Place NW

DRAFT for February 6, 2019

Whereas, ANC1C passed a resolution on November 7, 2018 authorizing a BZA appeal of the following permits for 1630-32-34 Argonne Place NW: B-1900300 (1630 Argonne), B-1900301 (1632 Argonne), and B-1900302 (1634 Argonne). This case was filed as BZA 19938.

Whereas, a revised permit, B-1902796, was issued on December 12, 2018 for these same properties.

Whereas, B-1902796 does not fully address concerns raised in the initial resolution.

Whereas, subsequent emails from DCRA to Councilmember Nadeau regarding these permits indicate that various issues outlined in the November 7, 2018 ANC1C resolution remain unaddressed, while new issues of interpretation are raised, including:

- Subtitle A 301.3, which reads: “a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record....” Via email, DCRA incorrectly stated that the “Zoning Regulations do not require a subdivision for record lots unless there is a new building, an addition to a building or a change of use.” As for three units on a single lot, which is what is being proposed in lieu of subdivided lots, Subtitle U 320.2 outlines BZA special exception requirements for RF-1.
- Subtitle A 301.2a(2), which requires scaled drawings for “Plan, elevation, and location by dimensions of all existing and proposed structures, and the proposed use of those structures.” Via email, DCRA incorrectly stated that elevation drawings on one of the buildings (“typical” of all three buildings) suffice, which is contrary to this regulatory requirement for plans for “all existing and proposed structures.” Furthermore, Also, About Permits on the DCRA website at <https://dcra.dc.gov/page/about-permits> reads: “... Plats are required for all exterior work.”)

Therefore Be It Resolved, ANC1C authorizes modification of its BZA 19938 appeal to address issues identified in B-1902796, DCRA email correspondence on this permit, and any subsequent permits that fail to address errors that were identified in the November 2018 and February 2019 resolutions.