

**RESOLUTIONS
OF THE
WOODLEY PARK COMMUNITY ASSOCIATION
AUTHORIZING
AN APPEAL OF THE DECISION OF THE ZONING ADMINISTRATOR**

WHEREAS, The JBG Companies has announced plans to extensively redevelop the property that now contains the Marriott Wardman Park Hotel, located at 2660 Woodley Road, N.W.; and

WHEREAS, these plans include enclosure and relocation of a loading dock, construction of an underground garage for more than 250 vehicles, demolition of existing hotel buildings and garage space, construction of a nine-story condominium tower and underground garage, and the possible conversion of hotel rooms into residential units; and

WHEREAS, this property is located in residential zones and is, therefore, subject to special restrictions under 11 DCMR § 350.4(d) of the zoning regulations, which “grandfathers” certain hotels located in residential zones and operates to “freeze” those hotels as of May 16, 1980; and

WHEREAS, the Woodley Park Community Association (WPCA) has concluded that the changes proposed by The JBG Companies are not permitted by the zoning regulations; and

WHEREAS, the Zoning Administrator has advised that he has concluded that the zoning regulations permit the construction of the loading dock and the underground garage; and

WHEREAS, based upon this conclusion by the Zoning Administrator, certain construction permits have been issued by DCRA; and

WHEREAS, on June 19, 2006, ANC 3C, by a 6-0 vote, passed a resolution stating its disagreement with the Zoning Administrator’s decision and resolving to appeal the permits issued based on it to the Board of Zoning Adjustment; therefore,

BE IT RESOLVED that WPCA disagrees with the legal conclusions of the Zoning Administrator that the proposed changes are consistent with the zoning regulations; and

BE IT FURTHER RESOLVED that WPCA authorizes the appeal of the issuance of permits for construction on this property to the Board of Zoning Adjustment and any or all of the permits that have been issued, are pending or may be issued as a result of the zoning decision, and that it may take whatever action may be necessary or appropriate to ensure that work does not proceed pending the appeal; and

BE IT FURTHER RESOLVED that the Officers and the Executive Committee are instructed to develop and implement plans and methods to obtain funds, including seeking contributions from Association members, to defray the costs of the appeal; and

BE IT FURTHER RESOLVED that the Officers and the Executive Committee may take whatever steps they deem appropriate to carry out these Resolutions, including retaining a land use attorney to assist them in pursuing this appeal.

Dated: July 6, 2006