



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18317	Case Name:	Bozzuto Homes, Inc.. for Meridian Hill Baptist
Address or Square/Lot(s) of Property:	3146 16th St NW		
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	D	/	0	1	/	1	2	Was proper notice given?:	Yes	☒	No	☐
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Description of how notice was given:	3146 16th St NW
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Posters at 4 locations in each SMD: notification on two neighborhood discussion boards: notification on ANC1D Web site.

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

No issues or concerns pertaining to "substantial detriment to the public good".
The ANC resolution concerning this variance application is attached.

RECEIVED
D.C. OFFICE OF ZONING
2012 JAN 23 AM 8:29

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Advise approval.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18317
EXHIBIT NO. 24

AUTHORIZATION

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4 - 0 - 2
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Name of the person authorized by the ANC to present the report:	No one named. Any commissioner may.
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Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Laura Wilson Phelan
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Signature of Chairperson/ Vice-Chairperson:	<u>Laura Wilson Phelan</u>	Date:	01/21/12
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ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18317
EXHIBIT NO. 24

Yasmin Romero-Castillo, 1D01 yasminkiki@yahoo.com	Mount Pleasant Advisory Neighborhood Commission	Gregg Edwards, 1D04 aaraeg@gmail.com
Laura Wilson Phelan, 1D02 laurawilsonphelan@gmail.com Vice Chair	anc1D mount pleasant, dc	China Terrell, 1D05 china@chinatorrell.com
Jack McKay, 1D03 Secretary and Treasurer jack.mckay@verizon.net	1380 Monroe St NW, #117, Washington DC 20010 Tel: 234-6646 Web: www.anc1d.org e-mail: anc1d@googlegroups.com	Angelia D. Scott, 1D06 Chair glorystorm55@yahoo.com

Approve zoning variance for the Meridian Hill Baptist Church development

Resolved, that ANC1D advises the Board of Zoning Adjustment to approve Application No. 18317, by Bozzuto Homes, Inc., on behalf of Meridian Hill Baptist Church.

Why: ANC1D finds no “substantial detriment to the public good” as a result of granting this variance.

The principal concern here has been the possibility of fire crossing the gap at the rear of this building to a planned apartment house on the opposite side of this gap. The spacing to the lot line, currently 5 feet, is to be expanded to 15 feet typical, 6 feet at the ground floor. Given the masonry, windowless structure of the ground-floor design, a stairwell for a parking garage, the possibility of a fire developing in this structure and spreading to the planned building across this enclosed alley is very low.

Passed by 4 to 0 vote, with one abstention, at the legally noticed, public meeting of ANC1D on January 17, 2012, with a quorum present. Voting “yes”: Commissioners McKay, Wilson Phelan, Scott, Terrell. Abstaining: Commissioners Romero-Castillo, Edwards.