

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
North Cleveland Park • Forest Hills • Tenleytown

3F01 – Adam Tope
3F02 – Karen L. Perry
3F03 – Mary Beth Ray
3F04 – Sally Gresham
3F05 – Manolis Pnniotakis
3F06 – David Lowell
3F07 – Bob Summersgill



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Board of Zoning Adjustment
441 4th St NW
Suite 200/210-S
Washington, DC 20001

January 14, 2013

RE Case Number 18496 (Rear of 4434 Connecticut Avenue, N W)

Dear Members of the Board,

Enclosed please find the Form 129 with respect to Board of Zoning Adjustment Case Number 18496 (Rear of 4434 Connecticut Avenue, N W)

At our properly noticed and public meeting on January 14, 2013, ANC 3F voted to support (subject to the conditions set forth below) the special exception at the rear of 4434 Connecticut Avenue, N W for a period of five years by a vote of 7-0-0

Since 1963, the land at the rear of 4434 Connecticut Ave, N W has been operated as an accessory parking lot under a special exception. The approval to use the land as an accessory parking lot expired in 2002 and the landlord has continued to run the parking lot since 2002 without BZA approval.

We are very concerned that this land has operated as an accessory parking lot for the past 10 years outside of compliance with the zoning regulations and the most recent BZA order. We are further concerned by the landlord's request to make your ruling permanent.

Since 1963, the Van Ness neighborhood has changed drastically with the addition of thousands of residents in the neighborhood and the addition of the Metro system in 1981.

Section 214.7 of the Zoning Code states that an accessory parking space shall not have "an adverse impact on the neighborhood because of noise, traffic or other objectionable conditions."

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18496
Board of Zoning Adjustment
EXHIBIT NO. 2
District of Columbia
CASE NO. 18496
EXHIBIT NO. 21

The ANC is of the opinion that a re-approving this accessory parking lot is an objectionable condition to the ANC and the District as a whole. The parking lot is located on prime land within 1,000 feet of the Van Ness metro station and about 30 feet from Connecticut Ave N W. Ample parking lots serve the neighborhood and are rarely at their full capacity. The neighborhood is also served by a Capital Bikeshare station nearby. The ANC finds it objectionable that the special exception be granted permanently so that this valuable land can be used as parking lot in perpetuity. This land could be put to better use, such as a residential development that is allowed as matter of right in the land's R-1 zoning.

Additionally, the ANC finds the approval of the special exception objectionable because of the runoff created by the impervious surface of the parking lot. Much has changed since 1963 and the current Van Ness area has problems with stormwater management, with runoff flowing into the Soapstone Valley and Rock Creek Park. This runoff pollutes our streams and rivers and costs District taxpayers significant amounts of money. Approving the parking lot, which encompasses 5,178 square feet of impervious land that flows into Soapstone Valley exacerbates the runoff issues. Accordingly, the ANC can only conditionally support the special exception if issues related to runoff are addressed.

At our January 14, 2013 meeting, the ANC voted to support the special exception (for a period of five (5) years, but not permanently) if the BZA conditions its approval on the following:

1. **Installation of a permanent bike rack in the parking lot** – This will allow persons who bike to the owner's commercial building a place to securely park their bikes and will help reduce traffic into and out of the alley.
2. **Installation of pervious paving** – The installation of pervious surfaces will minimize runoff and reduce an objectionable condition of the parking lot. The ANC is comfortable allowing the landlord to install the pervious paving over a period of 5 years.
3. **Installation of increased shrubbery** – The installation of shrubbery will minimize runoff. The ANC believes the landlord should strive for zero runoff from the property.
4. **Provide Car Sharing** – Given the prime location of the accessory parking lot and the thousands of residents who live within a 5 minute walk of the parking lot, it seems reasonable to condition the continued approval of the accessory parking lot on providing a community amenity, such as car sharing. We ask that the BZA, if it approves the application, require the landlord to allocate two spots in the parking lot to car sharing which will benefit the community at large.
5. **The hours of operation shall be from 8 a.m. to 9 p.m.**
6. **Bumper stops shall be maintained.**

- 7. All parts of the lot shall be kept free of refuse or debris and shall be paved (subject to condition 2) and landscaped.**
- 8. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.**
- 9. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.**

Commissioners Adam Tope and Bob Summersgill shall be authorized to speak on behalf of the ANC at any hearing on this matter

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Tope', with a long, sweeping horizontal line extending to the right.

Adam Tope
Chair, ANC 3F