



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.:	18560	Case Name:	3545 13th Street, LLC
Address or Square/Lot(s) of Property:	Square 2833, Lot 120		
Relief Requested:	Variance from the lot area requirements to allow the conversion of a flat into a four (4) unit apartment house		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	0	/	0	7	/	1	3	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Listservs, Twitter, ANC Website, etc.												

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	12
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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*):

The Commission's primary concern, as related to the standards of the Zoning Regulations, was with density and the impact of the proposed 4th unit on parking, infrastructure, etc. Additionally, Commissioners voting against this request supported community concerns with the loss of single-family dwellings in the area.

JUL 16

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18560

EXHIBIT NO. 37

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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*):

This application was first considered at ANC 1A's meeting on May 8, 2013. At that time, the Commission voted to oppose the variance by a vote of 5-0-5. The applicant requested to come before the Commission again at the July meeting to present modifications to their proposal, namely the inclusion of pervious pavers and three off-street compact parking spaces. After careful consideration, the application received more support from the Commission, but still not a majority. In a vote of support for the request at their July 10, 2013, meeting the motion failed with a vote of 4-6-2.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-6-2
Name of the person authorized by the ANC to present the report:			Thomas Boisvert	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent Boese	
Signature of Chairperson/ Vice-Chairperson:			Date:	7/15/2013

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.18560
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