

BZA
18567



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
Washington DC 20001 - www.anc5e.com - [twitter@anc5e](https://twitter.com/anc5e)

March 19th, 2013

ANC 5E RESOLUTION

In Support Of the 4th & Rhode Island Avenue Residential/Retail Development and the required zoning modification for 2321 4th Street, N.E. (Square 3629, Lot 808)

WHEREAS, H Street Community Development Corporation and the E & G Group have formed a joint venture to combine their experience in developing affordable housing and mixed-income communities to create a signature development, which the Edgewood neighborhood can point to with pride, at 2321 4th Street, N.E. (Square 3629, Lot 808);

WHEREAS, on May 8, 2012, the project predecessor Advisory Neighborhood Commission 5C held a regularly scheduled public meeting, at which notice was properly given and a quorum was present, voted to support the residential/retail project and to recommend that the Board of Zoning Adjustment approve application number 18373.

WHEREAS, subsequent to the BZA approval, the Applicant has revised its original proposal by reducing size of the project, the revised development scenario calls for a new, five-story residential building with 116 residential units and retains the 5,000 square feet retail space and community space on the first floor as requested by Edgewood residents. The project includes the parking ratio approved in BZA 18373, of one space for every four units, and retains the additional three parking spaces for a total of 32 off street parking spaces. The total estimated development costs are \$37.4 million.

WHEREAS, the Applicant is seeking minor modifications to its approved BZA application of June 2012 that granted variances from the lot occupancy, off-street parking, off-street loading, and the loading berth minimum vertical clearance height requirement; and the minor modifications do not create any new areas of zoning relief.

WHEREAS, the ANC 5E believes that the overall presentation and the information presented demonstrated that approval of the project and the requested minor modifications will continue to have a positive impact on the development of the community by replacing a vacant site with a new, high-quality development. Moreover, ANC 5E believes that the proposed modifications do not change any of the material facts upon which the ANC based its original approval of the application;

WHEREAS, the Advisory Neighborhood Commission 5E strongly support the location of the proposed curb cut near the northern property line of the site since the site is bounded by private property to the north, east, and south, and therefore the only means of vehicular access to the site is from 4th Street;

Commissioners

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ANC 5E meets on the 3rd
Tuesday of the month

Next Meeting:

May 21, 2013
7 PM - 9 PM
The Summit @ St Martin

BOARD OF ZONING ADJUSTMENT
District of Columbia

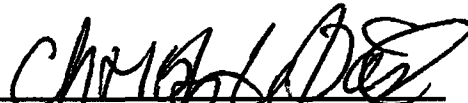
CASE NO. 18567
EXHIBIT NO. 26

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WHEREAS, Advisory Neighborhood Commission 5E strongly supports this project and believes that approval of the requested minor modifications and the revised plans would not have any detriment to the general public good or on neighboring properties; to the Board of Zoning Adjustment (BZA).

THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 5E, at its regularly scheduled March 19, 2013, public meeting, at which a quorum was present, voted unanimously to support the revised project as presented and support their revised application to the Board of Zoning Adjustment (BZA).

Signed: 
Celia D Barnes, ANC 5E Chair

Attest: 
Christy "Love" Davis, ANC 5E02 SMD

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