



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.:	18598	Case Name:	3612 Park Place LLC
Address or Square/Lot(s) of Property:	Square 3035, Lots 837 and 838		
Relief Requested:	Variance from the minimum lot area requirements under subsection 401.3, to convert two vacant row dwellings into a six (6) unit apartment house in the R-4 District		

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, ANC 1A Web site, Twitter, etc.												

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	11
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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):

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18598
EXHIBIT NO. 24

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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):

In reviewing this BZA request, the ANC feels that the blighted properties meet the extraordinary or exceptional condition threshold. ANC 1A also feels that relief can be granted without substantial detriment to the public good. Regardless of purchase price, the advanced deterioration of the properties puts them beyond the means and abilities of most individuals seeking to renovate a property. ANC 1A is appreciative that the plan preserves much of the historic fabric of the facades and encourages the developer to do as much as possible to retain the architectural character of the neighborhood in general, and the particular block specifically.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	9-1-1
Name of the person authorized by the ANC to present the report:			Kent Boese	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent Boese	
Signature of Chairperson/ Vice-Chairperson:			Date:	7/11/13

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.18598
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