



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.:	18672	Case Name:	Cavalier Apartments LP
Address or Square/Lot(s) of Property:	3500 14th Street, N.W. (Square 2688, Lot 43)		
Relief Requested:	Special exception for change of nonconforming use under subsection 2003.1, & special exception from parking requirements under subsection 2120.6		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	3	/	1	1	/	1	3	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	ANC Web site, E-mail/Listserve distribution, Twitter												

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*):

None

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18672

EXHIBIT NO. 25

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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*):

ANC 1A strongly supports both the use variance and parking variance. Cavalier Apartments/Hubbard Place was completed in 1927 and designed to include retail space on the ground level. Permitting the use variance allows the building to continue serving the functions for which it was built. Furthermore, locating a small retail variety & grocery store within the building is a significant community amenity to the surrounding community and the residents within the structure. Lastly, the operator of this grocery has long operated in Hubbard Place (formerly in the space in question) and is a tenant that all desire to support and keep in the building. Approval of BZA #18672 is in the best interest of all parties in this matter.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	11-0-0
Name of the person authorized by the ANC to present the report:			Kent C. Boese	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent C. Boese	
Signature of Chairperson/ Vice-Chairperson:			Date:	11/14/2013

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.18672
EXHIBIT NO.25