

**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D**



ANC 5D RESOLUTION

BZA Application No. 18688

Area variances from the requirements regarding the height requirement (§770), FAR requirement (§771) and parking requirement (§2101.1) to allow Lock 7 Development, LLC (the “Applicant”) to construct a mixed use residential structure with corner retail at 1348-1356 Florida Avenue, NE (the “Property”).

WHEREAS, on October 18, 2013, the Applicant filed BZA Application No. 18688 to request area variances from the requirements regarding the height (§770), FAR (§771) and parking (§2101.1) to allow construction of a mixed use residential structure with corner retail at the Property; and

WHEREAS, the Property, zoned C-2-A, is within the boundaries of ANC 5D; and

WHEREAS, the Board of Zoning Adjustment has scheduled a public meeting for this Application on January 14, 2013; and

WHEREAS, the Applicant presented before the Single Member District 5D06 on November 18, the Trinidad Neighborhood Association on November 26, and the full ANC 5D Commission on December 17 and has agreed to attend future ANC meetings to present additional information regarding the aesthetic components of the proposed structure. Specifically, ANC 5D agreed that the overall façade be further refined to better relate to the existing buildings along Florida Ave. (using brick) and provide additional details regarding the affordable housing component of the project; and draft irrevocable restrictive covenants that would prevent purchasers from seeking to own cars and park them on the property and or along Florida Ave.

WHEREAS, ANC 5D believes this project will add desirable development along Florida Ave NE and not cause substantial detriment to the public good and the overall massing of the project will not intrude upon the character, scale, or pattern of the houses in the neighborhood. The project skin if refined as suggested will enhance the affected streetscape.

NOW, THEREFORE, BE IT RESOLVED, ANC 5D recommends that the Board of Zoning Adjustment conditionally approve the application as proposed and have the applicant return to the community and ANC 5D for further refinement of the project design.

Adopted on December 17, 2013, by a vote of 5-0-0 at a duly noticed public meeting with a quorum present.

Respectfully Submitted By,


ANC 5D Chairperson, Kathy Henderson, 5D05