



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.	18727	Case Name	2951 Mills Avenue, Inc
Address or Square/Lot(s) of Property:	2840 Belair PI NE 4251 0015		
Relief Requested:	Area Variance 401 3		

ANC MEETING INFORMATION

Date of ANC Public Meeting	1	0	/	0	3	/	1	4	Was proper notice given?	Yes	☒	No	☐
Description of how notice was given:	Via neighborhood listservs in ANC 5C on 3/3/2014 Notice sent electronically to prior attendees of ANC 5C meetings on 3/3/2014												
Number of members that constitutes a quorum.	4				Number of members present at the meeting.	4							

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*).

Whether the variance can be granted without substantial detriment to the public good

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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 5C supports this application for zoning relief. The applicant appeared at a properly-noticed ANC 5C meeting on February 19, 2014. At the February meeting neighbors in the immediate area of the property raised several concerns with the aesthetics, water management on the property, and size/mass of the proposed home. The matter was tabled at the February ANC meeting. The applicant came to a special meeting with neighbors on March 1 attended by about 10-15 people and addressed many of the neighbors concerns. The aesthetics were change, a water study of the lot was presented and renderings showing the home in proper scale to adjacent homes were shown to the satisfaction of the community. ANC 5C voted to support the application at a properly-noticed meeting on March 10, 2014.

AUTHORIZATION

ANC	5	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1).	4-0
Name of the person authorized by the ANC to present the report:			Nolan Treadway	
Name of the Chairperson or Vice-Chairperson authorized to sign the report			Jacqueline Manning	
Signature of Chairperson/ Vice-Chairperson.				Date: March 10, 2014

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
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