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Box 244
4401- A Connecticut Avenue, N W
Washington, D C 20008-2322

Web site www.anc3f.us

E-mail commissioners@anc3f.us
Phone 202 670 7ANC

Twitter @ANC3F
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Board of Zoning Adjustment
441 4th St NW
Suite 200/210-S
Washington, DC 20001

June 17, 2014

RE Case Number 18741 (Rear of 4422 Connecticut Avenue, N W , Square 1971, Lot 822)

Dear Members of the Board,

As requested at the initial hearing on this case, enclosed please find a letter setting forth an update to our initial filing with this application. We are pleased to let the Board know that the owner of the property has cooperated since the first hearing and has generally met the requests of the ANC and your prior order. In our prior filing, the ANC raised a number of issues where the applicant was not in compliance with the prior order. Those issues are listed below with an update on each.

- Condition 1 – This condition has not been met - Applicant still continues to use the property as a parking lot without formal approval
- Condition 2 – This condition has been met - the dumpsters have been relocated off of the accessory parking lot
- Condition 4 – This condition has been met – The property now has two garbage cans
- Condition 7 – This condition has been met – An ANC liaison has been appointed
- Condition 8 – This condition has been partially met - The ANC received an annual report but still has not received previous year reports to its knowledge

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18741

EXHIBIT NO. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.18741
EXHIBIT NO.32

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- Condition 9 – This condition has been partially met – Striping has been corrected but the applicant continues to need to fill in a few potholes We are told they will be fixed soon
- Condition 10 – The condition has been met – The applicant has striped an enter/exit arrow in the parking lot

Additionally, at the hearing, the Board asked that the applicant build a wall/barrier between its property line and the line of the neighboring car wash to alleviate usage of the parking area by the car wash The applicant has placed large planters on the property line and closed off the north entrance of the parking lot Thus there is now only one entrance into and out of the lot on the south-east side of the lot The ANC appreciates this barrier has been erected The ANC asks that the Board, if it approves this application, to add a condition to require the applicant to maintain the barrier, such as the following

“The applicant shall maintain a permanent barrier along the north side of the accessory parking lot so as to limit ingress and egress into the accessory parking lot along its northern border ”

Even though the applicant has been working in good faith to comply with the previous order, the ANC's requests for the new conditions as outlined in our initial filing remain (including, for the avoidance of doubt, a request for the lot to transition to pervious paving) However, we are pleased that the applicant has ordered a bike rack and will be installing it, but a condition requiring its installation and maintenance would be appreciated

Lastly, the ANC opposes the request to make the approval of the accessory parking lot permanent

Thank you

Sincerely,

/s/ Adam Tope

Adam Tope
Chair, ANC 3F