

**ANC 1C RESOLUTION SUPPORTING BZA APPLICATION NO. 18778:
DEVELOPMENT AT 1711 FLORIDA AVENUE N.W.**

WHEREAS the Planning, Zoning & Transportation Committee of ANC 1C, as well as ANC 1C as a whole, have reviewed the application of KJ Florida Avenue Property, LLC (“Applicant”) for special exception and variance relief to construct a residential building at 1711 Florida Avenue N.W. (the “Application”); and

WHEREAS ANC 1C recognizes that the Applicant has engaged in extensive community outreach in connection with the Application, and as a result of that interaction and community input, the Applicant has agreed to certain terms and conditions as outlined in the Appendix to this resolution:

NOW THEREFORE BE IT RESOLVED that ANC 1C supports the Board of Zoning Adjustment granting to the Applicant the special exception relief with respect to roof structures that is requested in the Application on the basis that the relief sought will be in harmony with the general purpose and intent of the Zoning Regulations, and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

BE IT FURTHER RESOLVED that ANC 1C supports the Board of Zoning Adjustment granting to the Applicant the special exception relief with respect to the height of the building on the basis that

- (i) after community consultation, the Applicant is now only requesting a minor height adjustment from the relevant 50 foot cap, to no higher than 54 feet, 4 inches, and 54 feet, 10 inches to the top of parapet of the proposed building,
- (ii) the minor height adjustment is necessary due to the adaptive reuse of the existing parking garage, causing the main residential floors to be seated several feet above the ground atop the existing underground portions of the parking garage, and
- (iii) the minor height adjustment above the 50 foot cap is not inconsistent with the policy set out in Section 1403.1 of the Reed-Cooke Overlay Regulations and Section 3104 of the Zoning Regulations; and

BE IT FURTHER RESOLVED that ANC 1C supports the Board of Zoning Adjustment granting the Applicant variance relief with respect to the loading dock requirement of a 55 foot loading bay, down to a 30 foot bay, and that ANC 1C fully supports the proposed plans for loading to occur on-site in the parking garage as opposed to on-street;

Be It Further Resolved that ANC 1C supports the Board of Zoning Adjustment granting the Applicant variance relief with respect to the grouping requirement for compact parking spots; and

BE IT FINALLY RESOLVED that the above positions be conveyed to the Board of Zoning Adjustment by the Chair of ANC 1C or the Chair of the PZT Committee as soon as possible following adoption.

**AT A DULY-NOTICED PUBLIC MEETING HELD ON JUNE 4, 2014, AND WITH A QUORUM
PRESENT, ADOPTED BY ANC 1C BY A VOTE OF 7-0-0**

Board of Zoning Adjustment
District of Columbia
CASE NO.18778
EXHIBIT NO.32

APPENDIX

In connection with the application of KJ Florida Avenue Property, LLC (“Applicant”) for special exception and variance relief to construct a building at 1711 Florida Avenue N.W. (the “Application”), the Applicant has confirmed to ANC1C that it agrees to the following terms in order to ensure that the Application can be granted without substantial detriment to the Public Good:

- The Applicant has confirmed that it will comply with the inclusionary zoning requirements of Section 1402.1 of the Reed-Cooke Overlay Regulations.
- The Applicant has agreed that, in light of the additional height requested, the Applicant will include 50% of 50% (i.e. 25%) of the proposed cellar residential square footage in the inclusionary zoning floor-area-ratio calculation, which is expected to result in one additional inclusionary unit beyond what would otherwise be required pursuant to Section 1402.1 of the Reed-Cooke Overlay Regulations.
- Endeavor to have a bikeshare station installed adjacent, or in proximity, to your property.

***AT A DULY-NOTICED PUBLIC MEETING HELD ON JUNE 4, 2014, AND WITH A QUORUM
PRESENT, ADOPTED BY ANC 1C BY A VOTE OF 7-0-0***