



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.:	18847	Case Name:	The Warrenton Group
Address or Square/Lot(s) of Property:	3619 Georgia Avenue, N.W. (Square 3032, Lot 803)		
Relief Requested:	variance from the off-street parking requirements under subsection 2101.1		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	8	/	1	0	/	1	4	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC 1A Website, Area listservs, Community meetings on September 26 & October 1, 2014.												

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	8
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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*):

ANC 1A is particularly concerned about the impact that a variance from parking would have on the immediate area. In fact, the surrounding streets are already parked a capacity during the day (see attached resolution for details). We see a conflict between a restrictive covenant excluding residents from the RPP system and relevant law, and question the enforcement of such parking restrictions. Furthermore, as bike- and car-share has been offered to help mitigate parking, we feel that supporting these options for 5 years is a band-aid rather than a long-term solution.

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 is opposed to granting the variance from parking. We recognize the practical difficulties of the lot, and agree that the lot's development would benefit the community in general. However, demand for parking in public space in the immediate area is high due to a nearby school, recreation center, church and a Metro station which draws day-time commuters to nearby streets. There is no additional capacity and no real way to ban residents from owning cars.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-2-0
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:	10/14/14

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. 18847
EXHIBIT NO. 27



ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Daniel Kornfield
SMD 1A04 – Mogan Corr
SMD 1A07 – Thomas Boisvert
SMD 1A10 – Anthony Cimino

SMD 1A02 – Vickey Wright-Smith
SMD 1A05 – Kevin Holmes
SMD 1A08 – Kent Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Steve Swank
SMD 1A06 – Patrick W. Flynn
SMD 1A09 – Bobby Holmes
SMD 1A12 – Rosalind M. Gilliam


Commissioner Kent C. Boese

RESOLUTION IN OPPOSITION TO BZA CASE #18847 – VARIANCE FROM PARKING REQUIREMENTS FOR 3619 GEORGIA AVENUE, NW.

WHEREAS; The Warrenton Group (“Applicant”) owns 3619 Georgia Avenue (Square 3032, Lot 803) and is seeking a variance from the off-street parking space requirements of Section 2101.1 in order to construct a 27 dwelling unit, mixed use building in the GA/C-3-A District, and are instead proposing to provide zero (0) off-street parking spaces;

WHEREAS; The Board is authorized to grant an area variance where it finds that three conditions exist:

1. The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
2. The owner would encounter practical difficulties if the zoning regulations were strictly applied; and,
3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

WHEREAS; It is the opinion of ANC 1A that the Applicant has made their case for conditions (1) and (2), but not condition (3).

BE IT RESOLVED THAT: Advisory Neighborhood Commission 1A **opposes** the Applicant’s request for a variance from the off-street parking space requirements for the following reasons:

- While the Applicant has proposed prohibiting tenants from obtaining a Residential Parking Permit (“RPP”) for the property from the D.C. Department of Motor Vehicles (“DMV”), it is the ANC’s opinion that this is contrary to D.C. Law 18-240, which states that “Any resident owning a vehicle registered at an address on a Ward 1 residential block may be granted a Zone 1 residential parking sticker;
- The location of the Georgia Avenue-Petworth Metro station on the Ward 1/4 border at Georgian Avenue and Rock Creek Road itself creates a substantial detriment to the public good as it relates to parking. Both Rock Creek Church Road and Quebec Place are zoned 1 & 4, resulting in Ward 4 residents using public street parking near the Metro station as daily commuter parking. The result has made parking on public streets in the area more difficult, rather than easier.

- The location of the Fisherman of Men Church (3641 Georgia Avenue) directly to the north of the Applicant's property further stresses the limited availability of public parking on Princeton Place. The church is an active congregation with members parking on Princeton and Quebec places several times a week.
- Nearby blocks – such as the 600 block of Princeton Place – not currently participating in the RPP program will provide an opportunity for residents of 3619 Georgia to circumvent any restrictions or Board Orders that may be issued to mitigate the detriment to the public good created by approval of a parking variance.
- A review of the properties within the GA/C-3-A show that a majority of the properties are small and have similar practical difficulties if developed individually. When the District and Overlay were established, the intent was to encourage property owners to combine multiple tax lots into new, larger lots capable of meeting the zoning requirements – including parking. It was presumed that development on Georgia Avenue would be through Planned Unit Developments which, in turn, generate public amenities. Rather than approve parking variances within the GA/C-3-A District, more emphasis should be placed on encouraging developers to purchase multiple small properties and combine the tax lots, which ultimately is in the best interest of the entire community with the least negative impact.

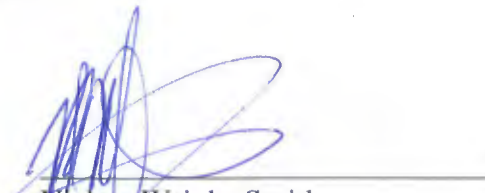
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Certification:

After providing sufficient notice for and with a quorum of 8 present at its October 8, 2014, meeting, Advisory Neighborhood Commission 1A voted, with 6 Yeas, 2 Nos and 0 Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Vickey Wright-Smith
Secretary, ANC 1A