



ADVISORY NEIGHBORHOOD COMMISSION 1A

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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.

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- 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