



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.:	18943	Case Name:	MYRTLE AVE LLC
Address or Square/Lot(s) of Property:	2608 MYRTLE AVE, NE		
Relief Requested:	VARIANCE TO REDUCE WIDTH OF HOME		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	NOV 10 3 1 15	Was proper notice given?:	Yes	☒	No	☐
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Description of how notice was given:

EMAILS, FLYERS, YAHOO GROUPS

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	7
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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):

SEE ATTACHED

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):

SEE ATTACHED

AUTHORIZATION

ANC	5 C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-1-1
Name of the person authorized by the ANC to present the report:	GAIL BREVARD		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Jacqueline Jennings		
Signature of Chairperson/ Vice-Chairperson:		Date:	

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. 18943
EXHIBIT NO. 30



Government of the District of Columbia
Advisory Neighborhood Commission 5C
P.O. Box 80127
Washington, DC 20018

March 11, 2015

Board of Zoning Adjustment
441 4th St. NW, Suite 220
Washington, DC 20001

Re: BZA Case No. 18943 (Myrtle Ave LLC)

Dear Members of the Board:

At a Special and properly noticed meeting on March 11, 2015, our Commission voted 5 to not support the variance, 1 No, and 1 Abstention. Our concerns are the following:

1. Water Run-off: If the application is approved, flooding and water drainage will be a major problem and has already increased since the demolition and construction of the current house on the property.

An additional home on the property would require excavating the land to create a new basement where there has never been none, thereby driving water to the established homes.

This street slopes into a valley. Currently, basement moisture has increased in the properties of the affected area. As a result, sump pumps run several hours a day which has increased electric bills.

2. Parking-Because the new home will not have a driveway, street parking will be limited and will require Senior citizens to park a block away. Owning a car in this community is a necessity for activities such as grocery shopping. There is no grocery store, pharmacy, or dry cleaners in this community.

3. The listed agent of the Owner, Gabriel Nathaniel, was invited and attended a public meeting on February 18, 2015, to present to the community the plans and address community concerns. But, he arrived empty handed and had nothing to offer, except, he wanted to build. No blueprints, sketches, or water remediation were proffered. Also, Mr. Gabriel was not honest with the community regarding the home he is now building on the lot. He stated he was "renovating" the home when he actually demolished the original home (Attachment A and B).

4. On March 1, 2015 in a community meeting set up by a representative of Myrtle Ave LLC, they failed to appear to address the variance (Attachment C).

5. The disturbance and destruction of vegetation and landscaping of the home neighboring this lot (Attachment D).

6. A second home on that lot would present a crowded feeling; thereby, eliminating the charm and quaintness of the community.

For these reasons, we request that the variance be denied.