



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.:	18974	Case Name:	Jarek Mika
Address or Square/Lot(s) of Property:	3209 13th Street N.W. (Square 2844, Lot 818)		
Relief Requested:	Variance from provisions under § 330.5(e), to allow conversion of existing building to a three-unit apartment building		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	0	/	0	6	/	1	5	Was proper notice given?:	Yes	☒	No	☐
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Description of how notice was given: Listservs, Twitter, ANC Website

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	10
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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*):

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*):

Please see accompanying resolution

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-2-2
Name of the person authorized by the ANC to present the report:			Patrick Flynn	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent Boese	
Signature of Chairperson/ Vice-Chairperson:			Date:	6/12/15

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. 18974
EXHIBIT NO. 43



ADVISORY NEIGHBORHOOD COMMISSION 1A



SMD 1A01 – Marvin L. Johnson
SMD 1A04 – Matthew Goldschmidt
SMD 1A07 – Darwain Frost
SMD 1A10 – Rashida Brown

SMD 1A02 – Josue Salmeron
SMD 1A05 – Thu-Huong Nguyen
SMD 1A08 – Kent Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Tom Gordon
SMD 1A06 – Patrick W. Flynn
SMD 1A09 – Bobby Holmes
SMD 1A12 – Margaret Hundley

RESOLUTION IN SUPPORT OF BZA CASE #18974 Request for Area Variance at 3209 13th Street, NW

WHEREAS; Applicant having filed an application with the District of Columbia Board of Zoning Adjustment, (hereinafter, “BZA”) for an area variance under DCMR 330.5 (e) to allow the conversion of an existing structure located at 3209 13th Street, NW that is not compliant with the minimum lot area and is limited by 401.3 and 403.2;

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

1. The property is affected by exception size, shape or topography or other extraordinary or exception situation or condition;
2. The owner would encounter practice 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 may be able to make a sufficient case for conditions (1), (2), and had a strong case for condition (3).

WHEREAS; both the District Department of Transportation (DDOT) and the District of Columbia Office of Planning (OP) “do not object” to the Applicant’s request

BE IT RESOLVED THAT: Advisory Neighborhood Commission 1A also **does not object** to the Applicant’s request for a variance from the lot area requirements for the following reasons:

- The application is within .75% of the flexibility given to the Zoning Administrator and the scope and scale of the proposal is understood to be innocuous
- The longtime owner of the property will be in residence post-construction
- The immediate abutting and surrounding neighbors do not object
- The proposed project maintains the architectural character and visual congruence of the block and surrounding neighborhood

Certification:

At a regularly scheduled and publicly noticed meeting held on June 10, 2015 Advisory Neighborhood Commission 1A considered the above resolution. With a quorum of 10 Commissioners present, the Commission voted with 6 yeas, 2 nos, and 2 abstentions to adopt the above resolution.

Kent Boese
Chairman, ANC 1A

Rashida Brown
Secretary, ANC 1A