



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.:	19038	Case Name:	Monillo Mount Group Art V. Gen
Address or Square/Lot(s) of Property:	3881 Georgia Ave NW		
Relief Requested:	Area VARIANCE		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	08/07/15	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	E-mail distribution list sent, no correct network blog.					
Number of members that constitutes a quorum:	6	Number of members present at the meeting:	9			

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

RECEIVED
 D.C. OFFICE OF ZONING
 2015 JUL 13 PM 2:30

AUTHORIZATION

ANC	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-3
Name of the person authorized by the ANC to present the report:	Troy A. Jones ANC408	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	VAN DI M. GALOWAY (CHAIR)	
Signature of Chairperson/ Vice-Chairperson:		Date: 12 JULY 2015

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. 19038
 EXHIBIT NO. 01

Advisory Neighborhood Commission Report Dorm

Material Substance

The 4C Commission voted to oppose the Area Relief sought by applicants The Murillo Mulnati group in BZA case # 19038. Felt that the relief sought would adversely impact existing parking in 4C seniors Citizens and homeowners. BE a detriment to the public Good of ANC 4C and its residents. Applicants have appeared twice before the 4C Commission without audited information of detailed parking surpluses at referenced sites they proposed using, No empirical evidence that good faith negotiations have taken place or that an agreement was pending with owners of proposed buildings

Commission concern that the cost of parking is reason for purported surpluses

The Ward Four senior population. Cities largest seemingly wasn't a variable in reports.

Statement in memorandum of Sam Zimbabwe "Applicants DTM isn't sufficiently robust to ensure low vehicle usage".

Inclusion of proposed rulemaking to Title 11 contained in attachment D of the O.R, George traffic report that hadn't been finalized or adopted

The impact of denser land use on land value and its destabilizing effect on Neighborhoods DCMR title 11 101 (a,&c)

Impact on adequate light and air on properties in square 3028 DCMR . Title 11 101

Recommendations

; Build to Suit development of the site for a Tech startup business leveraging sites Commercial zoning and location in a (HUBZ) historical underutilized Business Zone an SBA program that provides preferential treatment to businesses located in them in Federal Government contracting. Use of DC Tech firm Startup grant money. The BZA rejection of the applicant request for an Area Variance will allow BZA to play a role in the promotion of a Business or industry a function of the zoning process. Also an objective of the 2006 Comprehensive Plan.