



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.:	19099	Case Name:	RP 3701 NW LLC
Address or Square/Lot(s) of Property:	3701 New Hampshire Ave., NW - Sq. 3030 Lot 805		
Relief Requested:	Off-St. Parking Requirements / Lot Occupancy		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	4	/	1	0	/	1	5	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:													

Two Notifications: Newspaper Publication -- NW Current / ANC 4C Listservs

Number of members that constitutes a quorum:	Five (5)	Number of members present at the meeting:	Nine (9)
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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 ANC 4C LETTER OF OPPOSITION TO
PARKING VARIANCE ONLY; DATED 11/02/15
ITEMS 1-5 (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 ITEM #6 FROM ABOVE ATTACHMENT

AUTHORIZATION

ANC	4	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	Five (5) yeas and Four (4) nays
Name of the person authorized by the ANC to present the report:			Commissioner Timothy Jones, SMD 4C08	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Vann-Di M. Galloway	
Signature of Chairperson/ Vice-Chairperson:				Date: 11/09/2015

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.19099
EXHIBIT NO.28



ADVISORY NEIGHBORHOOD COMMISSION 4C

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November 02, 2015

The Honorable Marnique Y. Heath, Chairwoman
Board of Zoning Adjustment
441 Fourth Street, NW Suite 200 South
Washington, DC 20001

RE: BZA # 19099 – 3701 New Hampshire Avenue, NW
Letter of Opposition to Parking Variance Only

Dear Chairwoman Heath:

At a properly noticed Advisory Neighborhood Commission 4C (ANC 4C) meeting, held in a public forum on Wednesday, October 14, 2015, ANC 4C accepted a transportation/parking study report on the above referenced property, from the Single Member District (SMD) Commissioner – Timothy Jones, SMD 4C08 – who is the representative SMD Commissioner where the above referenced property is located.

ANC 4C also heard from Commissioner Jones' constituents, who were opposed to the requested variance, which seeks relief from the off-street parking requirements under DCMR 2101.1, and accepted both their testimony and Commissioner Jones' report.

Constituent testimony – those closest to the proposed development site – and/or that report noted the following:

1. The transportation study, submitted by the applicant, Wells and Associates, was disingenuous, by citing and using sites in Northern Virginia and Ward 3, as sites comparable to the referenced property in their transportation analysis. They failed to factor-in the heterogeneity of their site or the site's demographics;

2. Applicant's proposal to pay cost of off-site leasing of parking spaces for residents, for a period of three (3) years, will not serve to mitigate the problem, but only push it further into the future; this, in accordance with the Transportation Demand Management plan (TDMP);

3. Further development in the area would place pressure on the limited parking resources available in the area around the Georgia Avenue-Petworth Metro Station;

4. The granting of the parking relief would lessen the public convenience, safety and general welfare of seniors and other residents in proximity to the site;

5. Approval of the variance would prove detrimental to the public good as expressed in 101.1 of the interpretation and application of the zoning regulations; and

6. DDOT should permanently restrict residents of the proposed project from applying for or receiving Residential Parking Passes (RPP).

Therefore, at a properly noticed ANC 4C meeting, held in a public forum on October 14, 2015 that included the presence of (then) five (5) of the nine (9) SMD Commissioners, constituting a quorum – a majority of those duly elected and sworn-in ANC 4C Commissioners – with that quorum present, upon considering the above report: Motioned to oppose the relief from off-street parking requirements under DCMR 2101.1, and voted five (5) yeas and four (4) nays, to oppose the applicants request for such relief, associated with BZA Case #19099 – 3701 New Hampshire Avenue, NW – Square 3030 / Lot 805.

Respectfully submitted,


Vann-Di M. Galloway, Chairman
ANC 4C

cc: Sara B. Bardin, Director
Office of Zoning

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