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November 16, 2015

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Board of Zoning Adjustment

441 4th St NW Suite 200 South

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Re: Case #19099, 3701 New Hampshire Avenue NW

At a properly noticed ANC 4C public meeting on October 14, 2015, a majority of those duly elected and sworn-in ANC 4C Commissioners, with a quorum of nine present, undertook four votes concerning case 19099. As noted in our official minutes, the results of those votes are below.

At 3701 New Hampshire Avenue NW, RP 3701 NW LLC, the property owner, is seeking to raze the existing building and construct a 5-story, 21-unit residential facility, including a penthouse, with 3 ground floor commercial spaces. In order to do so, two zoning variances are needed to relieve the applicant from parking and lot occupancy requirements.

Commissioner Jones made a motion to deny the parking variance, based on previous traffic/parking studies, as presented in his report, that were in conflict with the traffic study provided by applicant/developers, in cooperation with DDOT. The vote of 9 commissioners present and voting: 5 yeas and 4 nays. The motion passed.

Commissioner Jones made a motion to vote in opposition to the lot occupancy variance being sought, based on the undue hardship placed on the area residents and the overall project not being in the public interest. The vote of 9 commissioners present and voting: 4 yeas and 5 nays. The motion failed.

Commissioner Teutsch made a motion to support the lot occupancy variance for 3701 New Hampshire Ave, NW project's unique lot size and shape. The vote: 5 yeas and 4 nays; the motion passed.

Commissioner Jones made a motion to appoint himself as the ANC's authorized representative, and the SMD Commissioner for the subject properties location, in attendance at the BZA hearing. The vote of 9 commissioners present and voting: 8 yeas, 0 nays, 1 abstention. The motion passed. Commissioner Jones will represent the ANC 4C at the BZA hearing.

Thank you,

Board of Zoning Adjustment
District of Columbia
CASE NO.19099
EXHIBIT NO.45


Vann-Di Galloway, Chair, ANC 4C