



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.:	19100	Case Name:	525 Longfellow St LLC
Address or Square/Lot(s) of Property:	525 Longfellow St NW (Square 3206 / Lot 3)		
Relief Requested:	Variance from the lot area and width requirements - Section 401.3		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	0	/	2	0	/	1	5	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Direct contact of ANC commissioner followed by in-person meeting onsite to discuss need for relief of zoning requirement for a minimum width of 18 feet per new townhouse, in order to construct 3 units a little more than 1 foot narrower.												
Number of members that constitutes a quorum:	4 (of 6)				Number of members present at the meeting:	4							

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*):

Resident at meeting had no objections to narrower width of proposed units but expressed concern about plan's allocation of only 3 parking spaces in rear for 6 proposed new housing units, resulting in fewer street parking spaces. Comm. Roth (ANC 4D01) asked team if they could add more parking spaces for new residents. Project team responded that they had found limited information about access from Shepherd St. NW, which resembles an alley. Current plan for 3 parking spaces reflects uncertainty about direct access from Shepherd St. can be achieved. If direct access is allowed, parking spaces could increase to as many as 5, instead of 3 in current plan. But zoning relief request would have to expand to include direct access to relieve parking stress on Longfellow St. NW. On the whole ANC judged the construction of the 3 townhouses closing the gap in the existing row to be a good thing on the street if parking concerns are addressed.

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*):

Commissioner Roth moved that ANC 4D SUPPORT the development team's request for zoning relief in regard to the narrower width of the proposed new townhouses and total square footage per subdivided lot, with following CONDITIONS: (1) the project team is to clarify whether direct access to the rear of the site can be achieved via Shepherd Road, allowing for creation of more parking spaces for new residents; and (2) the project team is to provide in writing to ANC 4D the results of their investigation and the terms of the modification of their request for zoning relief in relation to access from Shepherd Road. Note that ANC must file form at least 7 days before the BZA hearing, so response from team must be prompt. Lisa Colbert, Chair of ANC 4D, will sign authorization after investigation results are submitted to ANC 4D.

AUTHORIZATION

ANC	4	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-0 in favor by acclamation	
Name of the person authorized by the ANC to present the report:			Nancy E. Roth, ANC 4D01		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Lisa Colbert, Chair		
Signature of Chairperson/ Vice-Chairperson:				Date:	11-10-15

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. 19100
EXHIBIT NO. 33

INSTRUCTIONS

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give "*great weight*" to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

For Board of Zoning Adjustment:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.