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Resolution in Support of BZA Case #19112- Application of 307 Taylor Street (Square 3312, Lot 44)

Whereas; An application by 307 Taylor St NW LLC has been filed seeking a special exception from the conversion to apartment house requirements pursuant to § 336, to permit the conversion of a pre-1958 residential building into a three-unit apartment house in the R-4 District at premises 307 Taylor Street N.W. (Square 3312, Lot 44).

Whereas; The maximum height of the residential building and any additions do not exceed thirty-five feet.

Whereas; There is an existing residential building on the property when the application was filed.

Whereas; There is a minimum of nine hundred square feet of land area per dwelling.

Whereas; The entrance to the rooftop does not impede or block the functioning of a chimney or other external vent on the adjacent property.

Whereas; The additional rooftop structure does not impede or block an existing solar energy system on an adjacent property as evidenced by a shade or shadow study.

Whereas; The rooftop architectural element original to the house such as a turret, tower or dormers will not be removed or significantly altered.

Whereas; The addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property in particular, light, air or privacy of

Board of Zoning Adjustment
District of Columbia
CASE NO.19112
EXHIBIT NO.38

SMD 4009

use and enjoyment or substantially visually
intrude upon the character and scale of houses

along the subject street.

Whereas; The Advisory Neighborhood Commission 4C is exercising its "great weight" due to the property is located in 4C10.

BE IT RESOLVED THAT: ANC 4C supports a Special Exception from the conversion to apartment house requirements pursuant to § 336, to permit the conversion of a pre-1958 residential building into a three-unit apartment house in the R-4 District. The developers negotiated with both adjacent neighbors as well as other residents along the subject street and came to an agreement that included significant changes to the original plans. The new agreed upon changes sufficiently comply with § 336.1-§ 336.13 rules.

The adjacent neighbors signed a settlement agreement with the developers outlining the conditions of the new plans and all parties signed the agreement. Due to these conditions, the Commission is of the opinion that 1) the residents support the special exception; and 2) the new proposed plans sufficiently comply with § 336.1-§ 336.13.

AND BE IT FINALLY RESOLVED THAT: the Chair of Advisory Neighborhood Commission 4C, or any member of the Executive Committee in his absence, shall be authorized to communicate this resolution to the members of the Board of Zoning Adjustment.

Certification:

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After providing sufficient notice for and with a quorum of 10 present at its December 9, 2015 meeting, Advisory Neighborhood Commission 4C voted, with 10 Yeas, 0 Nays, and 0 Abstentions, to adopt the above resolution.

Respectfully submitted,


Vann-Di M. Galloway, Chairman 4C