

**RESOLUTION OF ADVISORY NEIGHBORHOOD COMMISSION 4A CONCERNING
THE RENOVATION OF 7300 GEORGIA AVENUE, NW BY
EVERGREEN PROPERTIES LLC
BOARD OF ZONING ADJUSTMENT CASE 19118**

November 3, 2015

WHEREAS, pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

WHEREAS, proposed District government actions include actions of the Council of the District of Columbia, the executive branch, or independent agencies, boards, and commissions. In addition to those notices required in D.C. Official Code §§ 1-309.10(a), each agency board and commission shall, before the award of any grant funds to a citizen organization or Committee, before the transmission to the Council of a proposed revenue bond issuance, or before the formulation of any final policy decision or guideline with respect to grant applications, comprehensive plans, requested or proposed zoning changes, variances, public improvements, licenses, or permits affecting said Commission area, the District budget and city goals and priorities, proposed changes in District government service delivery, and the opening of any proposed facility systems, provide to each affected Commission notice of the proposed action as required by D.C. Official Code §§ 1-309.10(b);

WHEREAS, the issues and concerns raised in the recommendations of the Commission shall be given great weight during the deliberations by the government entity, and great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns [D.C. Official Code §§ 1-309.10(c)(3)(A)];

WHEREAS, the Advisory Neighborhood Commissions ("ANCs") are the bodies of government with the closest ties to the people and they are expected to advise the city on issues, including fees, taxes, zoning, social service programs, health, emergency preparedness, economic development, transportation and infrastructure issues;

WHEREAS, Evergreen Properties I LLC has requested relief from the lot occupancy restrictions of Section 772.1, and the restriction against additions to structures which exceed lot occupancy of Section 2001.3, and one parking space requirement of Section 2101.1, to permit the construction of a one-story addition to the building located at 7300 Georgia Avenue NW;

WHEREAS, 7300 Georgia Avenue NW has been a decrepit building for many years;

WHEREAS, the building is a 4 unit apartment building zoned C2A which allows for matter of right

development of 50ft height and 100% lot occupancy for commercial and 60% lot occupancy for residential. The existing building sits on 70% of the lot and has no parking due to the unusual triangular shape of the lot (front is 47' wide and back is 16' side);

WHEREAS, the Developer is proposing to build third story and add a unit in the basement on the same 70% of the original footprint and add one regular parking space and one compact parking space for a total of two. Since the existing lot coverage is non-conforming The Developer has to request a variance to do the work;

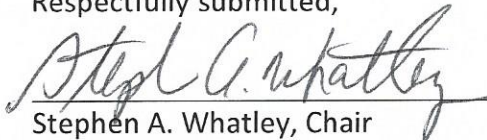
WHEREAS, the parking requirement is for two regular spaces but the lot space can only fit one regular and one compact;

WHEREAS, ANC 4A encompasses 7300 Georgia Avenue NW and ANC 4A favors assisting redevelopment of housing in ANC 4A03;

NOW, THEREFORE, BE IT RESOLVED, that, upon considering the foregoing at the meeting, a majority of the duly named Advisory Neighborhood Commission 4A, with a quorum present, voted to recommend support of the plan to renovate 7300 Georgia Avenue NW; and

BE IT FURTHER RESOLVED, that Commissioner Stephen A. Whatley, ANC 4A03, is hereby authorized to serve as the Commission's representative in all matters relating to this resolution, with Commissioner Dwayne Toliver, ANC 4A02 serving as alternate.

Respectfully submitted,

A handwritten signature in cursive script, reading "Stephen A. Whatley", is written over a horizontal line.

Stephen A. Whatley, Chair
ANC 4A

CC:

Muriel Bowser, Mayor, Washington, D.C.
Councilmember Brandon Todd
Councilmember Brianne Nadeau
Councilmember Anita Bonds
Councilmember Vincent Orange
Councilmember David Grasso



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 – Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
7300 Georgia Avenue, NW	2956	40	C-2-A	Variance	772.1, 2001.3, 2101.1

Present use(s) of Property: 4-unit Apartment House

Proposed use(s) of Property: 7-Unit Apartment House

Owner of Property: Evergreen Properties I LLC

Telephone No: 2025031704

Address of Owner: 1750 K Street, NW Suite 200, Washington, DC 20006

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 4 A 0 3

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Evergreen Properties I LLC requests relief from the lot occupancy restrictions of §772.1, and the restriction against additions to structures which exceed lot occupancy of §2001.3, and from one parking space requirement of §2101.1, to permit the construction of a one-story addition to the building located at 7300 Georgia Avenue, NW

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):
☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: 8/19/2015

Signature*: Martin P Sullivan

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Martin P Sullivan

E-Mail: msullivan@sullivanbarros.com

Address: 1990 M Street, NW, Suite 200

Phone No.: 2025031704

City, State, Zip: Washington, DC 20036

Fax No.: 8883182443

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No.

District of Columbia
CASE NO. 19118
EXHIBIT NO. 1

**7302 Georgia Avenue LLC
7302 Georgia Avenue, NW
Washington, DC 20012**

October 18th, 2015

Dear Stephen Whatley
Chairman of ANC 4A

I am the owner of 7302 Georgia Avenue, NW, which is directly adjacent and attached to the subject property at 7300 Georgia Avenue. I have met with Eric Jenkins from Evergreen Urban numerous times over the past year to discuss the proposed project and the BZA Application for the renovation of, and addition to, 7300 Georgia Avenue NW. I strongly support the project and the requested BZA relief. I believe that the project will be a great improvement to this area and will provide quality residential units which will continue the revitalization of Georgia Avenue. I also believe the project would improve the condition and character of the street and the rear alley, and most importantly, would increase the value of the surrounding properties.

For these reasons, as the property owner most affected by the project I want to communicate my strong support the project as proposed and urge the ANC to support the requested relief before the BZA. Thank you and feel free to contact me should you have any questions about this correspondence.

Sincerely,



7302 Georgia Avenue LLC
Hashim Hassan, Member
202-271-9241

Owner of:
7302 Georgia Avenue, NW
Washington, DC 20012

cc: Board of Zoning Adjustment