



**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 Subtitle Z § 406.2 and Subtitle Y § 406.2 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.:	19377	Case Name:	The Boundary Companies and The Missionary Society
Address or Square/Lot(s) of Property:	3015 4th St NE		
Relief Requested:	BZA Special Exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	5	/	1	6	/	1	7	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Posted on ANC5E website												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	10								

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 attached resolution

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*):

Approve

AUTHORIZATION

ANC	5	E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	8-2	
Name of the person authorized by the ANC to present the report:	Edward Garnett				
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Bradley Thomas				
Signature of Chairperson/ Vice-Chairperson:				Date:	05-17-2017

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.



Advisory Neighborhood Commission 5E

www.anc5e.org

ANC Resolution No. 2017-007

ANC5E RESOLUTION No. 2017-007
RE: BZA Case 19377

WHEREAS, the subject of Board of Zoning Adjustment Case No. 19377, St. Paul's College (St. Paul's) lies within the boundaries of Advisory Neighborhood Commission 5E (ANC5E), Single Member District 5E01 (SMD5E01); and

WHEREAS, the St. Paul's site is proposed to have 60 rowhomes built by Boundary Companies and Elm Street Development and a new 20,000 square foot building for the Missionary Society of St. Paul the Apostle (Paulist Fathers). The 100,000 square foot building formerly occupied by the Paulist Fathers is now occupied by Washington Leadership Academy and Lee Montessori Public Charter Schools.

WHEREAS, the existing St. Paul's building and land were previously part of a larger St. Paul's campus and were subdivided from the campus subject to the Planned Unit Development process approved by the Zoning Commission (ZC) in ZC Case No. 07-027, November 10, 2008, in which the Paulist Fathers and EYA developed 237 townhomes as Chancellor's Row.

WHEREAS, the priorities of ANC5E in reviewing the project are to provide additional housing for a growing community, including an affordable component; to preserve as much green space as possible as former institutional uses are converted to residential; and minimize the impact of new development on the existing community during and after construction.

WHEREAS, Boundary Companies, Elm Street Development, and the Paulist Fathers (development team) have committed to an inclusionary zoning component of 9 homes, comprised of 3 homes at each of the 50%, 60%, and 80% of AMI levels.

WHEREAS, the development team has offered the use of the playground and open green space remaining after development is complete to the broader community for recreation. The development team has also pledged to develop a detailed tree preservation plan.

WHEREAS, the development team has moved the location of the new Paulist building to a minimum of 65 feet from existing homes and the new townhomes a minimum of 40 feet from existing homes. The development team has pledged that no construction traffic or residential traffic will be routed through the Chancellor's Row neighborhood.

NOW THEREFORE, BE IT RESOLVED, that ANC5E hereby requests that the BZA approve the application of the development team for a special exception in case #19377.

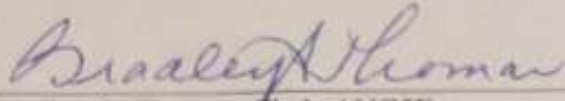
Commissioner Edward Garnett (5E01@anc.dc.gov) is the Commission's representative in this matter.



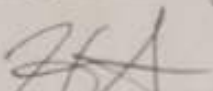
Advisory Neighborhood Commission 5E

www.anc5e.org

THIS RESOLUTION came before Advisory Neighborhood Commissioner 5E (ANC5E) at a duly noticed and called public meeting of the Commission held at Friendship-Armstrong Public Charter School on May 16, 2017. ANC5E consists of ten (10) Commissioners, the presence of six (6) of which constitutes a quorum. On May 16 2017, with 10 Commissioners present, by a vote of 8 in favor, 2 opposed and with 0 abstentions, ANC5E voted to adopt this resolution and to authorize the Chair or the Vice Chair of ANC5E to present its position, consistent with this resolution, before the Zoning Commission or other appropriate administrative forum.



Bradley A. Thomas, Chair-ANC5E



Horacio Sierra, Recording Secretary-ANC5E