



**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.:	BZA #19683	Case Name:	Brian and Carolyn Wise
Address or Square/Lot(s) of Property:	Square 762, Lot 828		
Relief Requested:	11 DCMR C 303.3(a), 11 DCMR C 303.3(b), 11 DCMR E 5106, 11 DCMR E 5104, 11 DCMR U 601.1		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	3	/	0	2	/	1	8	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	official anc website, twitter, newspaper (hill rag)												
Number of members that constitutes a quorum:	7				Number of members present at the meeting:	8							

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*):

The ANC discussed many issues raised by neighbors and the applicant, to include inconsistencies between intent of the zoning code and rules for conversion of tax lots to record lots, DC Fire and EMS ability to service the project, and the evolving nature of this project over a period of several months. None of these issues, save an encouragement that the applicant and neighbors continue to communicate, was adopted by the ANC in its motion.

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*):

The ANC moved to support this application — see letter attached as a separate sheet of paper

AUTHORIZATION

ANC	6	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-0-4
Name of the person authorized by the ANC to present the report:			Jennifer Samolyk, Nick Burger, or Daniel Ridge — as available	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Daniel Ridge	
Signature of Chairperson/ Vice-Chairperson:				Date:

2/20/2018

Board of Zoning Adjustment
CASE NO. 19683
EXHIBIT NO. 52

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.



January 19, 2018

921 Pennsylvania Avenue SE
Washington, DC 20003-2141
6B@anc.dc.gov

OFFICERS

Chairperson
Daniel Ridge

Vice-Chair
Chander Jayaraman

Secretary
Kirsten Oldenburg

Treasurer
Nick Burger

Parliamentarian
James Loots

COMMISSIONERS

- SMD 01 Jennifer Samolyk
- SMD 02 vacant
- SMD 03 James Loots
- SMD 04 Kirsten Oldenburg
- SMD 05 Steve Hagedorn
- SMD 06 Nick Burger
- SMD 07 Aimee Grace
- SMD 08 Chander Jayaraman
- SMD 09 Daniel Ridge
- SMD 10 Denise Krepp

Mr. Frederick Hill, Chairperson
Board of Zoning Adjustment (BZA)
District of Columbia Office of Zoning
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

VIA E-mail: Clifford Moy, Secretary of the BZA

RE: BZA #19683, Square 762, Lot 828; Special Exceptions to construct a two-story one-family dwelling, Applicants: Brian and Carolyn Wise; Architect: Mateusz Dzierzanowski; Hearing Date: 2/21/2018

Dear Chairman Hill:

At a regularly scheduled, properly noticed, meeting on 13 February, 2018, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 4-0-4 to support this application, including relief provisionally introduced by the applicant at the 13 February meeting and which the applicant has indicated will be formally introduced to the BZA before its 21 February hearing, and to encourage ongoing communications with neighbors, including throughout the construction process and including a construction management agreement. That relief is listed below:

- * 11 DCMR C § 303.3(a) — alley width
- * 11 DCMR C § 303.3(b) — lot area requirement
- * 11 DCMR E § 5106 — alley center line setback (applicant seeks special exception vs. variance)
- * 11 DCMR E § 5104 — rear yard
- * 11 DCMR U § 601.1 (new relief sought at this meeting) — residential dwelling units in alleys

Please contact Commissioner Nick Burger, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at 6b06@anc.dc.gov or 202-246-9928 if you have questions or need further information.

Sincerely,

Daniel Ridge
Chair, ANC 6B

A handwritten signature in black ink, appearing to be "DR", written over the typed name and title of Daniel Ridge.

Applicant/Counsel: Meridith Moldenhauer at MMoldenhauer@cozen.com
P&Z Chair: Nick Burger
SMD Commissioner: Jennifer Samolyk