



**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.:	19712	Case Name:	Newton Park Apartments Condominium Unit Owners
Address or Square/Lot(s) of Property:	452 Newton Place, N.W. (Square 3036, Lot 89)		
Relief Requested:	Special exception for a variance from the residential conversion requirements to allow a three-unit apartment house in the RF-1 Zone		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	1	3	/	0	6	/	1	8	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Area listervs and ANC Web site, etc.												
Number of members that constitutes a quorum:	7			Number of members present at the meeting:	7								

**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*):

During the original conversion of the property from a single family house into a multi-unit building, DCRA wrongly issued a permit for the 3-unit conversion. Following neighborhood oversight, this was corrected and the project proceeded as a two-unit conversion. Subsequently, the developers being unable to sell the lower unit, converted unit #1 to two units and increasing the overall unit count to three. There were multiple times when the owner could have applied for zoning relief for a third unit prior to completion of the project, yet this did not happen. Furthermore, they could have applied prior to creating the currently unapproved third unit, this did not occur. Due to the history of the project, the multiple opportunities to seek zoning relief, and the covert manner of the current conversion, ANC1A is not in support.

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*):

ANC1A recommends denial of the application, and urges the Board to direct the owner to reconfigure the building back to a two-unit structure.

**AUTHORIZATION**

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-1-0
Name of the person authorized by the ANC to present the report:	Kent C. Boese			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Kent C. Boese			
Signature of Chairperson/ Vice-Chairperson:		Date:	6/26/2018	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.