



ADVISORY NEIGHBORHOOD COMMISSION 4C

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June 12, 2008

Ms. Jerrily R. Kress, Director
Office of Zoning
441 Fourth Street, N.W., Room 200S
Washington, D.C. 20001

Re: Zoning Commission Case No. 08-08 of the District of Columbia
and 3910 Georgia Avenue Associates, LP I and II; Consolidated
Planned Unit Development at 3910 Georgia Avenue, N.W. (Square
2906, Lots 848 and 849)

Dear Ms. Kress:

Advisory Neighborhood Commission (ANC) 4C respectfully requests that the Zoning Commission (ZC) approve the above-referenced application by the District of Columbia and its development partner, 3910 Georgia Avenue Associates, LP I and II. ANC 4C previously supported this development proposal when the former National Capital Revitalization Corporation (NCRC) and the same development partner went before the Board of Zoning Adjustment (BZA) in July 2007 for special exception and area variance relief. At that time, NCRC's development partner, the Jair Lynch Companies, and their architect, EDG Architects, appeared several times before ANC 4C and on June 12, 2007 presented their revised plans to build a new six story mixed use building with workforce and affordable residential apartment units, ground floor neighborhood-serving retail and below grade parking. They discussed their need for several area variances (parking, loading and, if necessary, roof structures) and a special exception to comply with the new Georgia Avenue Overlay district.

We were told that the area variance requests for FAR and lot occupancy were no longer being requested in the revised BZA Application, because the FAR and lot occupancy for the originally proposed 130 unit building will be allowed as a matter-of-right once the Inclusionary Zoning (IZ) regulations are implemented in the future. We understood that the revised BZA Application was an "interim plan" due to the delayed implementation of IZ. On June 12, 2007, ANC 4C voted to support both the "interim plan" for a 115 unit building and the "final plan" for the 130 unit building, the latter of which will be allowed as a matter-of-right when the IZ regulations become effective.

P.O. Box 60847
Washington, DC 20039

ZONING COMMISSION

CASE No. 08-08

EXHIBIT No. 50

ZONING COMMISSION

District of Columbia

801 Shepherd Street, NW

Washington, DC 20011

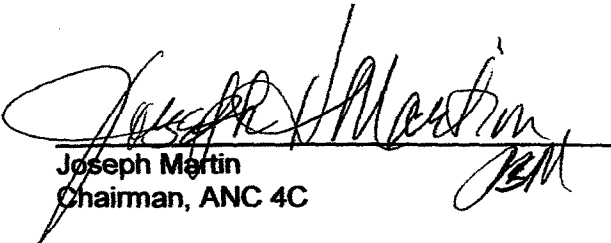
At the present time, we understand that the IZ regulations still have not been implemented and, therefore, the District and its development partners filed Case No. 08-08 for a consolidated planned unit development (PUD) with the ZC in order to keep the project moving forward for the 130 unit building. We were informed that the ground floor use may be an entire a neighborhood-serving medical clinic or a neighborhood-servicing retail business. We also understand that the PUD application includes a request for an additional eight feet of building height in order to provide more attractive livable residential units. Additional density (0.2 FAR) is also being requested to provide greater light for the residential units.


The ANC4C also has the agreement of the 3910 Georgia Avenue Associates that it will provide the following benefits to the Petworth neighborhood:

- Working with Roosevelt Senior High School to develop job readiness skills and access to the workplace;
- Working with the existing small businesses in the Georgia Avenue Corridor to help them access the District's improvement programs and grants;
- Working with the neighborhood-based Petworth Action Committee to hire from the neighborhood as the construction of the site moves forward.

At the ANC's regular meeting on May 13, 2008, the development partners appeared and presented the revised plans for the building. Following discussion, ANC 4C voted to support the District's PUD Application and the relief requested. The May 13, 2008 meeting was properly noticed and a quorum was present – six (6) commissioners are necessary for a quorum and seven (7) commissioners were present at this meeting. The motion was approved by a vote of six (6) Yes and one (1) No vote.

Please give the ANC4Cs position 'great weight' in your decision on this matter. Ronald Bland, SMD 4C03, ANC 4C's Vice Chair is authorized to testify at the ZC hearing on this matter.


Joseph Martin
Chairman, ANC 4C


Kevin Hummons
Secretary, ANC 4C

cc: Harriet Tregoning, Office of Planning