Advisory Neighborhood Commission 4A

DISTRICT OF COLUMBIA GOVERNMENT
7600 GEORGIA AVENUE NW, SUITE 404
WASHINGTON, DC 20012
(202) 291-9341

February 11, 2002

D.C. RECEIVED
OFFICE OF ZONING
2002 FEB 11 PM 3:45

VIA FACSIMILE
727-6072

FROM: James H. Jones, Chairman
Advisory Neighborhood Commission 4A

TO: Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210
Washington, DC 20001

THRU: Jerrily R. Kress, FAIA
Director

SUBJECT: ANC 4A REPORT RE: BZA APPLICATION NO. 16826

(a) THE IDENTIFICATION OF THE APPLICATION:

BZA Application No. 16826. The premises affected are located at 5917 16th Street NW. The applicant, City Gate, requests Special Exception under Section 216 of the Zoning Regulations to use the premises at 5916 16th Street NW, for church programs.

(b) WHEN THE PUBLIC MEETING OF THE ANC TO CONSIDER THE APPLICATION WAS HELD:

February 5, 2002, at 7:15 PM

(c) WHETHER PROPER NOTICE OF THAT MEETING WAS GIVEN BY THE ANC:

Yes, ANC 4A provided proper notice of the meeting to both the applicants and the residents. Notices were mailed to over 1100 residents approximately 10 days prior to the meeting. Meeting notices were also published in an ANC 4A community newsletter. The information on all meeting notices include: date, time, location, agenda, names of the ANC Commissioners and the ANC 4A office telephone number.

#16826
#29

Board of Zoning Adjustment
District of Columbia
CASE NO.16826
EXHIBIT NO.29

(d) THE NUMBER OF MEMBERS OF THE ANC THAT CONSTITUTE A QUORUM AND THE NUMBER PRESENT AT THE MEETING:

Four ANC members constitute a quorum at ANC 4A. Six members were present at the ANC 4A meeting on Tuesday, February 5, 2002.

(e) THE ISSUES AND CONCERNS OF THE ANC ABOUT THE APPLICATION, AS RELATED TO THE STANDARDS OF THE ZONING REGULATIONS AGAINST WHICH THE APPLICATION MUST BE JUDGED:

The issues and concerns about this application upon which the opposition is based include but are not limited to the following:

- The lack of compatibility with the 16th Street Heights Zoning Overlay;
- A more intense use than prior use in the R-1 Zoned District that is more consistent with a commercial use of the property;
- The proposed high turnover of transient residents;
- The lack of adequate off-street parking;
- The use of space for office type services and programs that is inconsistent with residential use.

Further, no one from the assembly spoke in support of the application. However, the local community organization, a local resident and the Commissioner for the single member district spoke or submitted written opposition to the application.

D.C. RECEIVED
OFFICE OF ZONING
2002 FEB 11 PM 3:52

(f) THE RECOMMENDATIONS, IF ANY, OF THE ANC AS TO THE DISPOSITION OF THE APPLICATION:

ANC 4A voted unanimously to oppose the BZA Application No. 16826 and recommends that the BZA not allow it.

(g) THE VOTE ON THE MOTION TO ADOPT THE REPORT TO THE BOARD:
Five ANC 4A members voted to oppose the application and one member abstained.

(h) THE NAME OF THE PERSON WHO IS AUTHORIZED BY THE ANC TO PRESENT THE REPORT: Commissioner John Chagnon.

( ) THE SIGNATURE OF THE CHAIRPERSON OF THE ANC:

James H. Jones, ANC 4A Chairman