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Advisory Neighborhood Commission 4A

DISTRICT OF COLUMBIA GOVERNMENT
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WASHINGTON, DC 20012
(202) 291-9341

Date: October 7, 2005

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

To: Board of Zoning Adjustment
441 4th Street NW, RM 210-S
Washington, DC 20001

THRU: Jerrily R. Kress, FAIA Director

SUBJECT: Board of Zoning Adjustment (BZA) Application No. 17381 from AMM Development for a special exception to permit new residential development (4 row dwellings) and for multiple buildings to be consider a single building in R-5-A Zone District at 1400 block of Rock Creek Ford Road, NW.

(a) The Identification of the application: ***17381***

(b) When the public meeting of the ANC to consider the application was held:

BZA Application Number 17381 was considered at two ANC 4A public meetings: 9/6/2005, and 10/4/2005.

(c) Whether proper notice of that meeting was given by the ANC:

Prior to both meetings, ANC 4A gave proper notice of the meeting dates to the Applicants and to the community through the distribution of flyers, email correspondence, newsletters and by telephone.

(d) The number of members of the ANC that constitute a quorum and number present at the meeting:

At the meeting on 9/6/2005, ANC 4A consisted of 7 members. Four members would constitute a quorum; four members were present at that meeting. At the meeting on 9/6/2005, ANC 4A consisted of 8 members due to the fulfillment of a vacancy that existed in Single Member District (SMD) 4A05. Five members now constitute a quorum; seven members were present at the meeting.

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(e) The issues and concerns of the ANC about the application, as related to the standards of the Zoning Regulations against the application must be judged:

At the meeting on 9/6/2005, the Applicant's legal representative and architect were either unwilling or unable to give complete information on the project. Many questions from the Community and the Commissioners about the project were met with responses such as, "We have not figured that out yet; " or " We don't know that right now;" "We cannot give you an answer on that ." The questions included the following:

(1) Why is the developer requesting that four town houses be considered a single building?
(2) Would the town houses be in or out of character with existing single family homes in the neighborhood?
(3) What materials would be used to construct the exterior of the town houses?
(4) Will there be adequate parking?
(5) Will there be green space and areas for children to play?
(6) How will interested buyers access the town houses? Will they be rentals, sales, condominiums? What about costs?

(f) The recommendations, if any, of the ANC as to the disposition of the Application:

At the meeting on September 6, 2005, ANC 4A Commissioners voted unanimously <u>not</u> to support the BZA Application #17381. The Applicant's legal representative requested that the Commission allow him and the architect to attend the ANC 4A meeting on October 4, 2005, in order to provide more information about the project. The request was granted. Ostensibly, the information that the Applicant's legal representative provided at the ANC meeting on October 4, 2005, was not significantly different from that previously presented on September 6, 2005. The Commission opposed a motion to reconsider its previous vote to not support the BZA Application. Three Commissioners voted in favor of reconsideration, three Commissioners opposed reconsideration and one abstention. The motion to reconsider failed.

(g) The name of the person who is authorized by the ANC to present the report:

Commissioner Habieba Snow-Israel is authorized to present the report at the Board of Zoning Adjustment.

(i) Signature of the Chairperson of the ANC:

James H. Jones, ANC 4A Chairman

10/7/05
Date