



Advisory Neighborhood Commission 4B

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*Ron Austin, ANC 4B06, Chairperson; Douglass Sloan, ANC 4B09, Vice Chairperson;
Yvonne Jefferson, ANC 4B08, Secretary; Frederick Grant, ANC 4B03, Treasurer;
Sara Green, ANC 4B01; Faith Wheeler, ANC 4B02; Brenda Parks, ANC 4B04; Brenda Speaks, ANC 4B05;
Judi Jones, ANC 4B07*

February 3, 2014

Hon. Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

RE: BZA Application No. 18671 -- Douglas Development, Willow and Maple Street NW Development, Jemal's Takoma Park LLC, 6923-6953 Maple Street N.W. and 6916-6926 Willow Street N.W.

Dear Chairman Jordan and Members of the Board:

At its regularly scheduled meeting on January 27, 2014 (notice of which was properly given, and at which a quorum of nine of nine members was present) ANC4B voted unanimously (9 yes, 0 no) to adopt the attached resolution supporting the above-referenced application for a modification of plans and variances.

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,

Ronald Austin, ANC 4B06
Chairperson

cc: Commissioners, ANC 4B
Hon. Muriel Bowser, Councilmember, Ward 4
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood Commissions

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2014 FEB -4 PM 1:33

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17672
EXHIBIT NO. 92

Board of Zoning Adjustment
District of Columbia
CASE NO. 17679
EXHIBIT NO. 92



Advisory Neighborhood Commission 4B
Government of the District of Columbia
6856 Eastern Avenue, NW - Suite 314
Washington, DC 20012

RESOLUTION #14-0103

Supporting BZA Application 18671 Jemal's Takoma Park LLC -
6923-6953 Maple Street NW
& 6916 Willow Street NW
Adopted January 27, 2014

In the matter of Douglas Development, Willow and Maple Street NW Development, Jemal's Takoma Park Land LLC (the Applicant) filed BZA Application No. 18671 seeking (1) a modification to the plans previously approved under BZA Application No. 17679, (2) a variance from the parking requirements and (3) a variance from the loading requirements for the project proposed at 6923-6953 Maple Street N.W. and 6916-6926 Willow Street N.W. (the Property)(the Application);

WHEREAS: the plans previously approved for the Property under BZA Application No. 17679 depicted two apartment buildings each containing 38 units and the relocation of three single-family homes and provided parking at a ratio for the project of one space per unit as required under the Zoning Regulations for the R-5-A District (the Approved Plans);

WHEREAS: the Applicant proposes to modify the Approved Plans by increasing the number of units in each apartment building from 38 to 50, for a total of 100 units;

WHEREAS: the proposed modification to the project requires a variance from the parking requirements under Chapter 21 of the Zoning Regulations in order to permit 95 parking spaces where 103 are required and a variance from the loading requirements under Chapter 22 of the Zoning Regulations in order to permit one 30-foot loading berth for each apartment building where one 55-foot loading berth and one 30-foot service/delivery space for each building is required;

WHEREAS: the Applicant presented the proposed modification to the Approved Plans at an ANC 4B-07 Single-Member District community meeting on October 15, 2013, and met with property owners, Monday, January 13, 2014 in proximity to the Property to describe the proposed modification;

WHEREAS: the development plans call for truck bays 55' wide for loading and unloading;

WHEREAS: Douglas Development has approximately 12 apartment units for workforce/affordable housing and low income housing based on the inclusionary zoning bonus. In addition, the Applicant has offered to set aside the single-family home being relocated to Lot E on the application plans (formerly 6924 Willow Street N.W.) for a low-income household, which is defined under Chapter 26 of the Zoning Regulations as a household of one or more individuals with a total income adjusted for household size equal to less than 50% of the Area Median Income.

BE IT THEREFORE RESOLVED: that Advisory Neighborhood Commission 4B (the Commission) recommends that the Board of Zoning Adjustment recommend approval of BZA Application No. 18671 the Douglas Development Willow/Maple Street the variance for 95 parking spaces available. While the parking spaces do not equal the number of housing units, the development is limited in complying with the 1:1 parking ratio because of the rebuilding and relocating of the third house. The 1:1 parking ratio is relieved.

RESOLVED: the Commission supports the space reduction in loading bays from 55' to 30' each due to the increase in apartment units in each building. There will be a limited number, less than ten, two-bedroom units. There will be limited occurrences of a truck needing a larger bay than 30'. The 55' loading bays are relieved to 30' each.

RESOLVED: the Commission supports Douglas Development's inclusionary zoning bonus and commit up to 13 units for workforce/affordable housing (80% AMI) and low-income housing (60% AMI) and work to that goal to the best of their ability as well as the set-aside mentioned above.

RESOLVED: that all other aspects of the outside design, landscape design and dimensions of the development remain the same as approved by BZA;

RESOLVED: that Commissioner Judi Jones, ANC 4B07, will represent the Commission and the community in all matters pertaining to this development.

ADOPTED by show-of-hands vote at a regular public meeting (notice of which was properly given, and at which a quorum of nine of nine members was present) on January 27, 2014, by a vote of 9 yes, 0 no.