



## ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Lisa Kralovic  
SMD 1A04 – Betty Pair  
SMD 1A07 – Thomas Boisvert  
SMD 1A10 – Lenwood O. Johnson

SMD 1A02 – Vickey Wright-Smith  
SMD 1A05 – Laina Aquiline  
SMD 1A08 – Kent Boese

SMD 1A03 – Sheldon Scott  
SMD 1A06 – William Brown  
SMD 1A09 – Bobby Holmes

***ANC 1A Resolution  
In Support Of BZA Application No. 18269  
to Permit the Addition to an Existing Residential Building  
at 1375 Kenyon Street, N.W. (Square 2843, Lot 78)***

**WHEREAS**, on October 12, 2011, Advisory Neighborhood Commission 1A held a regularly scheduled public meeting, at which notice was properly given and a quorum was present;

**WHEREAS**, the Applicant and its representatives attended this meeting and presented a detailed analysis of the project, as well as a discussion of the requested zoning relief, justifications for the relief, and responded to all the questions raised by the Commissioners and community;

**WHEREAS**, the Applicant is seeking relief from the following Zoning Requirements, and the ANC finds that the Applicant has submitted an appropriate basis for the requested relief:

- An area variance from the floor area ratio ("FAR") requirements under Section 711.1 which permit a maximum FAR of 4.0, since the proposed FAR after completion of the project is 4.3;
- An area variance from the lot occupancy requirements under Section 772.1 which would require a maximum lot occupancy of 75%, whereas the project will have a lot occupancy of approximately 83% upon completion; and
- A special exception under Section 2108 to reduce the amount of parking spaces required for the existing retail uses at the site from 51 spaces to 39 spaces.

**WHEREAS**, the overall presentation and the information presented demonstrate to ANC 1A that approval of the project will have a positive impact on the development of the community. Moreover, based upon the presentation and materials submitted, we believe that the property is affected by a number of exceptional situations and conditions, and that requiring compliance with the FAR and lot occupancy requirements would result in serious practical difficulties for the project and render its development infeasible;

**WHEREAS**, Advisory Neighborhood Commission 1A also believes that the requested special exception to provide 39 instead of 51 retail parking spaces will not have any adverse impacts based upon the availability of other parking facilities in the area, the anticipated number of pedestrian walk trips, and the availability of many public transportation options in the vicinity of the site;

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BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18269  
EXHIBIT NO. 25

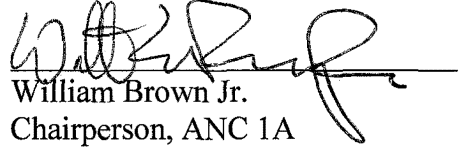
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District of Columbia  
CASE NO. 18269  
EXHIBIT NO. 25

**WHEREAS**, Advisory Neighborhood Commission 1A strongly supports this project and believes that approval of the requested zoning relief would not have any detriment to the general public good or on neighboring properties;

**WHEREAS**, ANC 1A designated Commissioner Bill Brown, the Chairman of ANC 1A and the Single Member District Commissioner for the area in which the project is located, as the authorized ANC 1A representative to represent us in matters pertaining to this development.

**THEREFORE, BE IT RESOLVED**, After providing sufficient notice for and with a quorum of 9 present at its October 12, 2011, meeting, Advisory Neighborhood Commission 1A voted, with 9 Yeas, 9 Nos and 0 Abstentions, to adopt the above resolution.

  
William Brown Jr.  
Chairperson, ANC 1A

  
Kent C. Boese  
Secretary, ANC 1A