



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.: 19088 Case Name: Jose Ayala
Address or Square/Lot(s) of Property: 3701 14th Street N.W. (Square 2826, Lot 96)
Relief Requested: variances from the rear yard requirements and the off-street parking requirements

ANC MEETING INFORMATION

Date of ANC Public Meeting: 1 0 / 0 2 / 1 6 Was proper notice given?: Yes ☒ No ☐
Description of how notice was given: ANC Web site, area list serves, etc.

Number of members that constitutes a quorum: 7 Number of members present at the meeting: 12

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

The ANC unanimously supports this project and believes it to be beneficial to the community (Resolution attached)

AUTHORIZATION

ANC 1 A Recorded vote on the motion to adopt the report (i.e. 4-1-1): 12-0-0
Name of the person authorized by the ANC to present the report: Matthew Goldschmidt
Name of the Chairperson or Vice-Chairperson authorized to sign the report: Kent C. Boese
Signature of Chairperson/
Vice-Chairperson:  Date: 2/11/16

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19088
EXHIBIT NO. 43

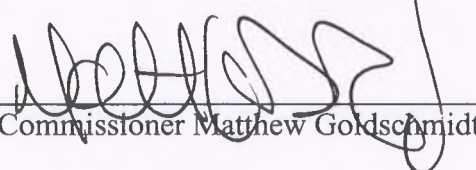


ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Marvin L. Johnson
SMD 1A04 – Matthew Goldschmidt
SMD 1A07 – Darwain Frost
SMD 1A10 – Rashida Brown

SMD 1A02 – Josue Salmeron
SMD 1A05 – Thu Nguyen
SMD 1A08 – Kent C. Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Tom Gordon
SMD 1A06 – Richard DuBeshter
SMD 1A09 – Bobby Holmes
SMD 1A12 – Margaret Hundley


Commissioner Matthew Goldschmidt

RESOLUTION IN SUPPORT OF BZA CASE NO. 19088 – AREA VARIANCE FOR 3701 14TH STREET N.W.

WHEREAS, Applicants Mr. Jose Ayala, owner of 3701 14th Street N.W. (Square 2826, Lot 96) (“Property”), and ERB Properties, the contract purchaser of the Property, are requesting area variance relief from the 15-foot rear yard requirement of Section 774.1, from the lot occupancy requirements of Section 772.1 (62% proposed over 60% permitted), and from the parking space requirement of three parking spaces, per section 2101.1, to construct a four-story mixed use building;

WHEREAS, The Applicants seek a Resolution in Support of BZA Case No. 19088 – Area Variance from ANC 1A;

WHEREAS, The Property is located in the C-2-A zone district at the northeast corner of 14th Street and Spring Road. There is no access to the Property from the alley. Additionally, there are no curb cuts for the Property and none are likely to be granted making development of the lot impracticable without relief from the parking space requirement;

WHEREAS, The Property is a small wedge-shaped corner lot with land area of 3,216 square feet. The rear of the Property faces the side of the adjacent property to the east in a situation similar to a typical party wall rather than a typical rear yard. Moreover, the building Applicants seek to replace extends to the rear property line. For these reasons, the provision of a typical backyard is unfeasible;

WHEREAS, The Property’s size and shape, along with restrictions due to an adjacent Building Restriction Line, cause the proposed building to have a high core factor, making strict compliance with the lot occupancy requirement a practical difficulty;

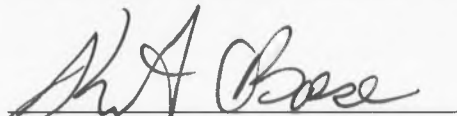
WHEREAS, The Applicants have chosen to provide desired neighborhood-serving retail use on the first floor rather than maximizing residential space. Applicants also seek to maximize green space at the Property in accordance with the District’s Green Area Ratio environmental regulation;

BE IT RESOLVED THAT: ANC 1A supports the Applicants’ request for area variances as described above.

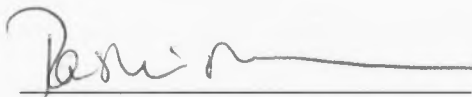
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Certification:

After providing sufficient notice for and with a quorum of 12 present at its February 10, 2016, meeting, Advisory Neighborhood Commission 1A voted, with _____
12 Yeas, 0 Nos, and 0
Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Rashida Brown
Secretary, ANC 1A