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February 10, 2016

Resolution and Authorization to Represent in Board of Zoning Adjustment Case #19088—Application of Jose Ayala, pursuant to 11 DMCR 3103.2, at 3701 14th St NW

WHEREAS, Applicant Jose Ayala, owner of 3701 14th Street N.W. (square 2826, Lot 96) and ERB Properties, the contract purchaser (the "Applicant"), are requesting relief from the rear yard requirements of §774.1, the off-street parking requirements of §2101.1, and the lot occupancy requirements of §403.2, to construct a four-story mixed use building;

WHEREAS, 3701 14th Street, NW is within the boundaries of Advisory Neighborhood Commission (ANC) 4C;

WHEREAS, The Applicant seeks a Resolution in Support of BZA Case No. 19088 from ANC 4C;

WHEREAS, ANC 4C has investigated the application, heard from residents and the Applicant at a public meeting on February 2, 2016;

WHEREAS, the feedback at that meeting was generally, but not exclusively, supportive of the project, especially because neighbors seek additional non-duplicative retail options,

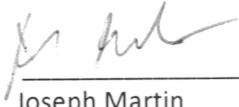
WHEREAS, The Property is located in the C-2-A zone district at the northeast corner of 14th Road and Spring Road and there is no access to the Property from the alley. There are no curb cuts for the property and none are likely to be granted, making development of the lot impracticable without relief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

WHEREAS, The Property is a small wedge-shaped corner lot with a land area of 3,216 square feet. The rear of the Property faces the side wall 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 the Applicant seeks to replace extends to the rear property line. For these reasons, the provision of a typical backyard is unfeasible;

WHEREAS, The proposed project has a uniquely high core factor in order to provide handicap access via a ramp to a unit on the second floor. This core factor creates a unique situation in which the Applicant must be able to utilize two percent (2%) additional lot occupancy in order to create viable units.

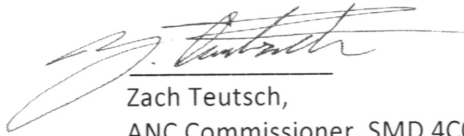
WHEREAS, The Applicant has chosen to provide desired neighborhood-serving retail use on the first floor rather than maximizing residential space. Applicants also seek to maximize green space at the Property in accordance with the District's Green Area Ratio environmental regulation;

THEREFORE, BE IT RESOLVED THAT, on Wednesday, February 10, 2016, at a properly noticed public meeting of Advisory Neighborhood Commission 4C where five (5) Commissioners constitutes a quorum, the Commission voted seven yeas and one nay, to approve Board of Zoning Adjustment Case # 19088— Application of Jose Ayala, pursuant to 11 DCMR 3103.2 for variance relief from the rear yard requirements of §774.1, the off-street parking requirements of §2101.1, and the lot occupancy requirements of §403.2.



Joseph Martin
Secretary, ANC 4C

SMD 4C09



Zach Teutsch,
ANC Commissioner, SMD 4C05