



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

District of Columbia Board of Zoning Adjustment
441 4th Street NW Suite 200S
Washington, DC 20001

January 27, 2016

Re: Case No. 19148, 525 Park Road, N.W.

Dear Members of the Board,

On November 11, 2015, the applicant for Case No. 19148 – Park View Condominium Ventures LLC – came before Advisory Neighborhood Commission 1A and presented their plans to enlarge the non-conforming apartment building at 525 Park Road, NW (Square 3037, Lot 55). It was the Commission's understanding at that time that we were considering a special exception under § 337 for the expansion of an existing residential building into a 12-unit apartment building that did not meet the requirements of § 330.7 in the R-4 District. At that time, the Commission unanimously supported the applicants plan to redevelop the property (see attached Form 129).

It has since come to the Commission's attention that the proposed development would increase the lot occupancy from 33% to 49% and exceed the permitted 40% lot occupancy, requiring area variance relief rather than the original special exception relief. A follow up hearing scheduled for February 9, 2016, for this variance is one day prior to the February 10th meeting of ANC1A.

Due to this, the Commission is unable to officially consider the issue of lot occupancy from the perspective of a variance. It is worth noting that ANC 1A is generally interested in maintaining the architectural character of the surrounding community and respecting building setbacks to provide opportunities to increase the District's tree canopy and that these issues were discussed during our November meeting. The Commission was of the opinion that the existing structure is inharmonious with the neighborhood and that the proposed development would have little negative impact on the community.

Based on the conversation in November and the issues expressed above, I am confident that given an opportunity to consider the current variance application ANC 1A would again vote to support this project.

Sincerely,

Kent C. Boese
Chair, ANC 1A

Advisory Neighborhood Commission 1A
3400 11th Street NW #200
Washington, DC 20010

Board of Zoning Adjustment
District of Columbia
CASE NO.19148
EXHIBIT NO.38



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.: 19148 Case Name: Park View Condominium Ventures LLC
Address or Square/Lot(s) of Property: 525 Park Road N.W. (Square 3037, Lot 55)
Relief Requested: Special exception for the expansion of an existing apartment building into a 12-unit apartment building

ANC MEETING INFORMATION

Date of ANC Public Meeting: 1 2 / 1 1 / 1 5 Was proper notice given?: Yes ☒ No ☐
Description of how notice was given: Area listservs, ANC Web site

Number of members that constitutes a quorum: 7 Number of members present at the meeting: 8

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 Commission is supportive of the applicant's efforts to enlarge the existing non-conforming apartment building into a 12-unit, 2 bedroom apartment building. The existing structure is incompatible with the character of the surrounding neighborhood, and the Commission feels that the new building will be far more compatible. Additionally, the resulting units will be far more beneficial to the community, with no discernible negative impact on the neighborhood.

AUTHORIZATION

ANC 1 A Recorded vote on the motion to adopt the report (i.e. 4-1-1): 8-0-0

Name of the person authorized by the ANC to present the report: Bobby Holmes

Name of the Chairperson or Vice-Chairperson authorized to sign the report: Kent C. Boese

Signature of Chairperson/
Vice-Chairperson:  Date: Nov. 16, 2015

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