



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.:	19230	Case Name:	John B. Knotts & Richard H. Hiltner
Address or Square/Lot(s) of Property:	4424 Georgia Ave NW		
Relief Requested:	Special Exception/Variance		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	3	/	0	4	/	16	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Email, listserves, newspaper											

Number of members that constitutes a quorum:	6	Number of members present at the meeting:	9
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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 application contains two requests for variances based on 11 DCMR 3103.2: first parking requirements and second for rear yard requirements. The ANC concurs with the applicant that the property should receive a variance from parking requirements due to its landlocked nature with no access to streets without a new curbcut nor an existing alley without an easement. The ANC also supports the variance for rear yard requirements now that the applicant has reduced the footprint of the building by bringing the rear wall into the property line and allowing additional space between the proposed structure and the existing building to the west.

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 4C recommends the granting of the variance with the following provisos that have been agreed to by the applicant. First, the building's residences will not be eligible for the residential parking program. Second, the applicant will work with DDOT and Capital Bikeshare on the feasibility of adding a station to the property. Third, the applicant will install a transit sign that will provide, electronically, information about bus lines and other transit in the area on a real time basis. The ANC 4C notes that proposed building still faces significant opposition from neighbors due to the size and footprint of the proposed building.

AUTHORIZATION

ANC	4	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-3 (parking), 6-3 (rear yard)
Name of the person authorized by the ANC to present the report:			John-Paul C. Hayworth	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Vann-di Galloway	
Signature of Chairperson/ Vice-Chairperson:				Date: April 14, 2016

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