



ADVISORY NEIGHBORHOOD COMMISSION 4C

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SUPPLEMENTAL OPPOSITION REPORT TO:

BZA CASE #19230

4424-GEORGIA AVENUE, NW

April 25, 2016

From OP's report – Page 1

I. OFFICE OF PLANNING RECOMMENDATION

Subject to the following conditions proposed by the applicant:

1. The residents of the building would not be eligible for RPP – this is unenforceable – DDOT notes the same in its report – Page 4/Paragraph 2.

2. Construction of the building would be staged and designed to have limited parking and other negative impacts on the surrounding neighbors and structures.

A laudable idea, but unenforceable and impractical, considering limited space along Allison, outside of RPP zone, coupled with current construction in the 4300 block of GA Ave. that has taken away sidewalk and parking access – Westside – for months.

3. Deliveries to the residential units and retail space will be scheduled and located so as not to interfere or restrict parking on Allison Street.

Again, unenforceable; especially deliveries to any residential units. Some restrictions may be voluntarily placed on commercial deliveries to the retail space and there may be DCMR with time restrictions, similar to trash pick-up, but how you accomplish that without interfering with unrestricted parking along both sides of Allison St. will be challenging. Residents along that block need better assurances than what is being proposed.

II. LOCATION AND SITE DESCRIPTION

From OP's Adjacent Properties Report, I find it incomplete. OP notes: *North: Across Allison Street, multi-family building*

The "building" noted, while across Allison Street, is addressed on GA Ave. not Allison. There are multi-family buildings – four (4) – starting with 4506, on the NW corner of GA & Allison, followed by 4510, 4514 and 4520 GA Ave., totaling at least 36 units; two (single family homes), and 4 commercial spaces – 4526-4532; and that's on the Westside of GA Ave. only. In the same 4400-block/Eastside – 4515 up to 4531 – there are twelve (12) units, coming out of seven (7) homes; one – 4529 is a single family – 4527 and 4521 have DCRA Raze Permits R1500199 and R1600087 respectively. 4519 is a 6-unit condo building, not yet occupied, with deeded parking. Also not mentioned: On the NE corner of GA & Allison – diagonal to the subject property – there is an 8-unit apartment building that is addressed 915 Allison St., NW.

OP notes to the *South: commercial buildings, including institutional uses;*

While factually correct is, in and of itself, incomplete, as it doesn't take into account that the largest "institution" in the block, a Lutheran social service agency – 4406 – and the other two – 4408 and 4410 – are storefront churches; one of which (4410) extends all the way back to its alley lot line. 4418 – 3 doors down from the subject property – is a 4-unit, commercial, mix-use building.

East: Across Georgia Avenue, one-family semi-detached dwellings

Several single-family homes dot the 4400-block/Eastside, but two of them – 4421 and 4423 – are under construction – building permits affixed. 4413 and 4417 were multi-units – 3 and 2 respectively. At the very end of the block – NE corner/GA & Webster – there is a 3-unit apartment house, addressed as 911 Webster.

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Board of Zoning Adjustment
District of Columbia
CASE NO.19230
EXHIBIT NO.43

West: Offices

OP's description is woefully inadequate. To the West of the subject property, (one short block away), running the complete length of Iowa Ave., from Allison to GA Ave., is Roosevelt High School's baseball field, MacFarland Middle School, currently housing students from a recently remodeled Roosevelt HS, which abuts the middle school and the parking lot of the Petworth Library; something OP's report fails to mention.

From OP's Report – Page 2

II. LOCATION AND SITE DESCRIPTION

Surrounding Neighborhood Character – Mixture of commercial and residential uses along Georgia Avenue with moderate density residential uses to the west

OP's report excludes the existing and planned multi-units noted in my original report in opposition, as well as this supplemental report, totaling nearly 100-units, going 1-block in either direction.

Proposed Development Five-story plus cellar mixed-use commercial and residential building with 7 residential units

I'm questioning the veracity of combining two OP statements – a five story building that equals 40ft-8ins – as noted on Pg. 2, 2nd Table/Column 4. While I understand from the Applicant, the project may be just under the 50ft. by-right allowance, I can't imagine a 5-story building 40ft-8ins in height, which would make the ceiling heights of each story just barely over 8ft. More clarity may be required.

IV. OFFICE OF PLANNING ANALYSIS

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b. Variance Relief from § 2101, Off-Street Parking

ii. No Substantial Detriment to the Public Good A parking study submitted by the applicant to the file concluded that there was sufficient on-street parking supply to serve the project and that the site is well served by transit, including bicycle facilities. In addition, the applicant would restrict future tenants from obtaining residential parking permits, minimizing the impact of this proposed building on the surrounding neighborhood.

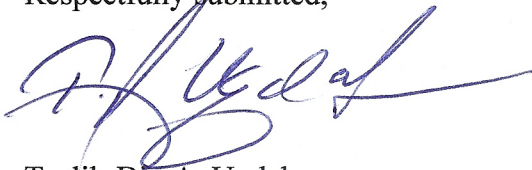
Neither BZA nor Applicant can enforce, prevent or restrict future tenants from obtaining residential parking permits

VI. COMMUNITY COMMENTS

ANC 4C, at its regularly scheduled meeting of April 14, 2016, voted to support the application.

ANC 4C's public meeting was held on April 13, 2016.

Respectfully submitted,



Taalib-Din A. Uqdah