



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.:	19235	Case Name:	Canberra LLC
Address or Square/Lot(s) of Property:	753 Columbia Road N.W. (Square 2890, Lot 99)		
Relief Requested:	Special exception from use requirements to convert existing two-story dwelling into three-unit apartment house in R-4 District		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	9	/	0	3	/	1	6	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	ANC Web site, area listservs, etc.												

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	10
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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 recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 1A unanimously supports per attached resolution.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10-0-0
Name of the person authorized by the ANC to present the report:			Rashida Brown	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kent C. Boese	
Signature of Chairperson/ Vice-Chairperson:				Date: 3/10/16

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. 19235
EXHIBIT NO. 34

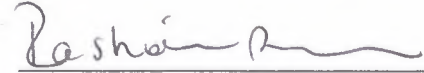


ADVISORY NEIGHBORHOOD COMMISSION 1A

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 – Patrick W. Flynn
SMD 1A09 – Bobby Holmes
SMD 1A12 – Margaret Hundley


Commissioner Rashida Brown

A RESOLUTION IN SUPPORT OF BZA CASE NO. 19235 & 19236 REQUESTING A SPECIAL EXCEPTION FOR 753 AND 755 COLUMBIA RD N.W.

WHEREAS; Hobart, LLC, the Applicant, is seeking a special exception from the Board of Zoning Adjustment, pursuant to 11DCMR §3104.1 regarding §336 on use requirements, to construct an addition to and convert an existing two story dwelling into a three-unit condo apartment house in an R-4 District at located at 753 Columbia Rd. NW (Square 2890, Lot 99);

WHEREAS; Hobart, LLC, the applicant, is also seeking a special exception from the Board of Zoning Adjustment, pursuant to 11DCMR §3104.1 regarding §336 on use requirements, to construct an addition to and convert an existing two story dwelling into a three-unit condo apartment house in an R-4 District at located at 755 Columbia Rd. NW (Square 2890, Lot 100);

WHEREAS; These conversions will include a matter of right development on the adjoining vacant lot. The Applicant proposes lot subdivision for 753 and 755 Columbia Road NW. Following a subdivision, the properties will have 2700 square feet of land, which satisfies the minimum requirement;

WHEREAS; The Applicant is proposing to add one-story to the current building structures and three-story rear additions, which will be 35 feet in height. The Applicant is also providing two parking spaces;

WHEREAS; The properties' roof structure does not block or impede the functioning of a chimney or external vent of the adjoining property, nor does it interfere with an operation of an existing permitted solar energy system on an adjacent property;

WHEREAS; The Applicant submitted a shadow study that depicts minimal impact on sunlight to the adjoining property to the west, which is a privately owned property and abutting row house dwelling. The light and air available to the neighboring properties will not be unduly affected based on the shadow study. The property also faces south and therefore, the addition will have minimal impact on sunlight to the neighbor to the west;

WHEREAS; The Applicant has received letters of support from the community and is willing to change the architectural design to complement the façade of the abutting properties and aligns with the neighborhood's character;

WHEREAS; The applicant has worked with the community to minimize any adverse impacts such as considering the use of private trash collection to the rear of the property to reduce the number of public trash and recycling cans on the sidewalk, adding additional parking spaces and preserving and maintaining the tree located on the property;

**RESOLUTION PROVIDING CLARITY ON THE BIO-RETENTION SITE AT THE BRUCE MONROE AND URGING IMMEDIATE
MAINTENANCE AND REMEDIATION**

November 14, 2015

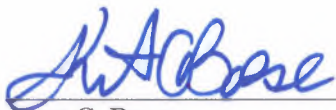
Page 2

BE IT RESOLVED THAT: ANC1A supports the Applicant's request for a special exception as it meets the necessary requirements.

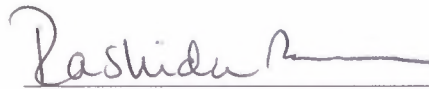
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Certification:

After providing sufficient notice for and with a quorum of 10 present at its March 9, 2016, meeting, Advisory Neighborhood Commission 1A voted, with 10 Yeas, 0 Nos and 0 Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Rashida Brown
Secretary, ANC 1A