



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.:	19237	Case Name:	Wacap LLC
Address or Square/Lot(s) of Property:	3700 14th Street N.W. (Square 2692, Lot 43)		
Relief Requested:	Variance from off-street parking requirements to allow construction of new four-story residential addition containing four units above an existing restaurant in C-2-A 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 recommends approval of this application per the attached resolution.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	9-0-1
Name of the person authorized by the ANC to present the report:			Matthew Goldschmidt	
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. 19237
EXHIBIT NO.25

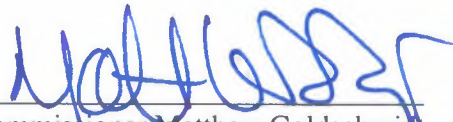


ADVISORY NEIGHBORHOOD COMMISSION 1A

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


Commissioner Matthew Goldschmidt

RESOLUTION IN SUPPORT OF BZA CASE NO. 19237 – AREA VARIANCE RELIEF FOR 3700 14TH STREET N.W.

WHEREAS, Applicant, Wacap LLC, owner of 3700 14th Street N.W. (Square 2692, Lot 43) ("Property") is requesting relief from the parking space requirements of Section 2101.1, to construct a four-story residential addition over the existing floor and basement restaurant;

WHEREAS, The Applicants seek a Resolution in Support of BZA Case No. 19237 – Variance from ANC 1A;

WHEREAS, The Property is located in the C-2-A zone district at the northwest corner of 14th Street and Spring Road. It is a very small corner lot with a land area of 2,838 square feet. It fronts on 14th Street to the east and borders Spring Road to the south. The Applicant is proposing a four-story addition on top of the current restaurant, creating a five-story mixed-use building. Section 2101.1 requires that the Applicant provide one parking space for every two residential units, for a total of two (2) spaces;

WHEREAS, The Property is small wedge-shaped corner lot with a large portion located beyond the Building Restriction Line. The Building has a footprint of 1,266 square feet and is contained entirely within the usable portion of the lot, which is approximately 1,630 square feet. Consequently, the Building Restriction Line eliminates 43% of the lot's usable land area;

WHEREAS, The already existing footprint of the Building would need to be reduced significantly to provide parking. Because the parking would be accessed from the rear alley of a wedge-shaped lot, the parking space would have to be beyond the edge of the Building Restriction Line, well within the property line toward the middle of the lot, thereby making a parking addition unfeasible;

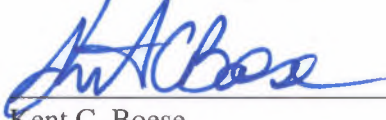
WHEREAS, In addition to providing four new quality residential units, the proposed project will maintain the desired restaurant on the first and basement floors, rather than maximizing the residential FAR. Additionally, because the Applicant is not requesting any additional areas of relief, this proposal will be a matter-of-right when the District's new zoning code, adopted in January 2016, is implemented.

BE IT RESOLVED THAT: ANC 1A supports the Applicant's request for area variance relief, as described above.

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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 9 Yeas, 0 Nos, and 1 Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Rashida Brown
Secretary, ANC 1A