



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

Vann-DI M. Galloway

Chairman

Vann-DI.Galloway@anc.dc.gov

202-545-8155

SMD 4C06

Zachary Teutsch

Vice Chairman

4C05@anc.dc.gov

202-599-0915

SMD 4C05

Michael Halpern

Treasurer

4C04@anc.dc.gov

202-378-8618

SMD 4C04

Joseph Martin

Secretary

4C09@anc.dc.gov

202-309-1817

SMD 4C09

John-Paul C. Hayworth

Parliamentarian

4C07@anc.dc.gov

202-277-2822

SMD 4C07

Taalib-Din Uqdah

4C01@anc.dc.gov

202-421-8945

SMD 4C01

Maria Barry

4C02@anc.dc.gov

Cell: 202-258-5031

SMD 4C02

Elisa Irwin

4C03@anc.dc.gov

202-930-5137

SMD 4C03

Timothy A. Jones

4C08@anc.dc.gov

202-722-0701

SMD 4C08

Vacant As of 1/13/16

SMD 4C10

April 13, 2016

DC Office of Zoning
Board of Zoning Adjustment
441 4th Street NW
Washington DC 20001

Re: BZA Case No. 19237, 3700 14TH ST NW

WHEREAS, property owner Michael Watson and Wacap LLC ("Applicant") are requesting a variance from the off-street parking requirements of §2101.1 to construct a new four-story residential addition containing four units above an existing restaurant in the C-2-A District at premises 3700 14th ST NW (square 2692, Lot 43); and

WHEREAS, 3700 14th ST NW has been regularly delinquent in addressing trash and snow removal and securing the property for several years, including under the current ownership, requiring repeated calls to and visits from DCRA, elected officials, and the Metropolitan Police Department; and

WHEREAS, Carolina Restaurant, when open and operating at the premises, required frequent visits from the Metropolitan Police Department due to violence and disturbances of the peace; and

WHEREAS, on March 31, 2016, the Applicant met with neighbors to discuss their current and future interests and concerns before, during, and after construction, including parking, safety, cleanliness, construction hours, permanent noise abatement, and the type of retail desired on the first floor; and

WHEREAS, the Applicant agreed to the following conditions: to immediately hire contractors to deal with trash removal and site maintenance three times per week and snow removal as necessary until units are sold and long-term trash and snow removal plans are in place; to reinforce fencing before, during, and after construction and to repair any damage to fencing with forty eight (48) hours after notification to discourage vagrancy and illegal dumping; to use permeable pavers instead of concrete in the rear of the property, and to create green space where possible; and to create an inviting atmosphere by ensuring the front of the retail space facing 14th Street is a majority of transparent glass; and

WHEREAS, the Applicant also agreed to initiate several noise abatement efforts in ways that do not impact lot occupancy, including replacing plans for an overhead rolling garage door in the rear of the property with plans for quieter gates or, if no parking is allowed in the back area, with a non-mechanical entrance; erecting a tall fence with soundproofing in the rear of the proposed patio; and installing a moveable awning to use over the patio in the evening hours; and

WHEREAS, the Applicant also agreed to construction hours of 8:00 a.m. to 5:00 p.m. on weekdays and 10:00 a.m. to 5:00 p.m. Saturdays, with no heavy construction before 9:00 a.m. on weekdays or anytime on Saturdays; and

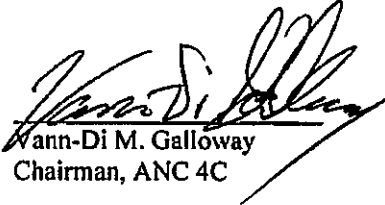
WHEREAS, to partially alleviate parking concerns, the Applicant also agreed to support actions to reduce the size of the loading zone on the area of Spring Road NW adjacent to the property and reduce hours of the loading zone that is maintained to a period from 8:00 a.m. to 5:00 p.m. on weekdays; and

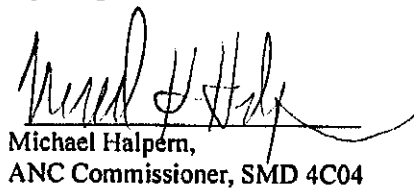
WHEREAS, the property owner also agreed to consider enclosed bicycle storage, bike share expansion, and other measures to discourage residents from obtaining private vehicles; and

NOW, THEREFORE, BE IT RESOLVED, BY THE ADVISORY NEIGHBORHOOD 4C OF THE DISTRICT OF COLUMBIA with a majority of those duly elected and sworn-in as ANC 4C Commissioners with a quorum present, upon considering a motion of the foregoing resolution at a properly noticed meeting of ANC 4C held on April 13, 2016, by a vote of six (6) yeas, two (2) nays, and zero (0) abstentions, the Commission voted to support BZA Application No. 19237 for variance from relief of the off-street parking requirements of §2101.1, subject to the aforementioned conditions.

BE IT FURTHER RESOLVED, procedurally, for this resolution to be perfected, ANC 4C must establish a quorum for any official business, authorized under DCMR for any ANC, which requires that this meeting: (1) Be properly noticed; (2) Be held in a public forum; and (3) Include the presence of six (6) Single Member District Commissioners (SMD) in order to constitute that quorum.

BE IT FURTHER RESOLVED that in a second motion, concluded by a vote of by a vote of eight (8) yeas, one (1) nay, and zero (0) abstentions, ANC 4C authorized SMD 4C04 Commissioner Michael Halpern to represent ANC4C's interests regarding this matter.


Vann-Di M. Galloway
Chairman, ANC 4C


Michael Halpern,
ANC Commissioner, SMD 4C04