



Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

202-291-6282 (Office)

*Scot Knickerbocker, ANC 4B03, Chair; Natalee Snider, ANC 4B06, Vice Chair;
Andre Carley, ANC 4B01, Treasurer; Tanya Topolewski, ANC 4B02, Secretary;
Brenda Parks, ANC 4B04; Yolanda Hughes, ANC 4B05; Judi Jones, ANC 4B07;
Barbara Rogers, ANC 4B08; Tischa Cockrell, ANC 4B09*

April 26, 2018

Hon. Frederick L Hill, Chairman
D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street N.W.
Washington, D.C. 20001

RE: BZA 19745—Application for Special Exception at 5543-5575
South Dakota Avenue N.E.

Dear Chairperson Hill:

At a regular public meeting on April 23, 2018 (notice of which was properly given, and at which a quorum of nine of nine members was present) ANC 4B voted (5 yes, 0 no, 1 abstain) to adopt the attached resolution supporting an application for a special exception at Fort Totten Place South LLC, 5543-5575 South Dakota Avenue N.E

Pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

Board of Zoning Adjustment
District of Columbia
CASE NO.19745
EXHIBIT NO.36

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,

A handwritten signature in blue ink that reads "Scot E. Knickerbocker". The signature is written in a cursive, flowing style.

Scot Knickerbocker, ANC 4B03
Chair

cc: Hon. Brandon Todd, Councilmember, Ward 4
Commissioners, ANC 4B
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood
Commissions



Advisory Neighborhood Commission 4B
Government of the District of Columbia
6856 Eastern Avenue, NW – Suite 314
Washington, DC 20012

RESOLUTION #4B-18-0404
Supporting An Application for a Special Exception for
BZA 19745, Fort Totten Place South LLC,
5543-5575 South Dakota Avenue N.E.
Adopted April 23, 2018

Advisory Neighborhood Commission 4B (the Commission) takes note of the following:

- Fort Totten Place South LLC, 5543-5575 South Dakota Avenue N.E. (the Applicant) is requesting special exception relief to extend the zone boundary line provisions and from the side yard requirements of the Zoning Regulations.
- The proposed project will develop a long-empty parcel on a prominent corner with new residences and retail.
- The Applicant has worked extensively with ANC 4B and the community to create a high-quality project that will bring many benefits to the community.
- The project will include many “family-sized” townhouses with three or more bedrooms and that it will include new neighborhood-serving retail.
- The Applicant has proven to be receptive and responsive to ANC and community input about the project, and the final design reflects widespread community involvement.
- The requested special exceptions to extend the zone boundary line provisions and from the side yard requirements are necessary to develop this high-quality project. The amount of relief is minimal, affecting only a small portion of the project, and it will not have an adverse effect on the neighboring properties.

RESOLVED:

That Advisory Neighborhood Commission 4B recommends that the BZA approve Application No. 19745 so that this project may proceed.

FURTHER RESOLVED:

That Commissioner Tischa Cockrell, ANC 4B09, is hereby authorized to serve as the Commission’s representative for all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out her representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FURTHER RESOLVED, that consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by show-of-hads vote at a regular public meeting (notice of which was properly given, and at which a quorum of nine of nine members was present) on April 23, 2018 by a vote of 9 yes, 0 no.