



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 Subtitle Z § 406.2 and Subtitle Y § 406.2 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.:	19781	Case Name:	RDK Development LLC
Address or Square/Lot(s) of Property:	524 Jefferson St. NW 20011; Square 3209; Lot No. 0102 0102		
Relief Requested:	Special Exception under the residential conversion requirements of subtitle § 3209, to construct a third story and rear addition to an existing dwelling and convert it into a three-unit condo.		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	02 / 07 / 18	Was proper notice given?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	Announcement at ANC 4D June 17, 2018 meeting that a Special Meeting will be held July 2, 2018 to address this case (#19781) and inform residents to submit comments to ANC 4D and BZA, posted agenda on the list serve (network) and posted signs in the neighborhood. Also notified residents affected personally by knocking on doors, describing the request, indicating the property subject of the request, obtain their comments and instructed them when to submit comments by due date.		
Number of members that constitutes a quorum:	6	Number of members present at the meeting:	6

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):

AUTHORIZATION

ANC	4 D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0
Name of the person authorized by the ANC to present the report:	Nancy Roff, Commissioner SMD 4D01		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Lisa Colbert, Chair SMD 4D01		
Signature of Chairperson/ Vice-Chairperson:		Date:	7/9/2018

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

Pursuant to
District of Columbia
CASE NO. 19781
EXHIBIT NO. 52



Advisory Neighborhood Commission 4D
P.O. Box 60834
Washington, D.C. 20039

July 10, 2018,

Re: 524 Jefferson Street, NW

Dear Zoning Commission and Board of Zoning Adjustment (BZA),

The Advisory Neighborhood Commission (ANC) of 4D announced at its Public Community meeting on Tuesday, June 19, 2018 that a special meeting will be held on Monday, July 2, 2018 to discuss the special exception request application for BZA Case No. 19781 at 524 Jefferson Street, NW. All six Commissioners were present; we had a quorum at the July 2, 2018 Special meeting. Twenty-seven (27) people attending the Special Meeting.

The ANC4D Commission, voted 6 to 0, 6 is a quorum, is recommending the BZA oppose the proposed special exception request application of the property at 524 Jefferson Street, NW (case #19781) up for Committee hearing on July 11, 2018.

- We respectfully ask for “great weight” in the application and that **NO** special exception be approved because it will substantially affect the current surrounding residents. We are enthusiastic supporters of neighborhood improvement and planned urban development however when this conflicts with our long-term residents we must advocate their interest. Our most compelling reasons include:

1. Special Exception Criteria: U-320.2(i) - The extension will cause great burdens in terms of enjoyment and natural light reaching their property upon four condo units.
2. Special Exception Criteria: U-320.2(i) – condo resident enjoyment hindered. The height extension will block the city view of condo unit owners. Obstructed views of may impact Condo owners' property values.
3. The developer wants to build a balcony on the front of the house. While current residents' desire to maintain the historical characteristics of the neighborhood without front balcony. Solution would be to modify the current design to place a balcony in the rear of the house. Tenants at 608 Jefferson Street, NW, the condominium building adjacent to 524 Jefferson Street, NW, have lived in the building for up to twelve years and not only will their ecstastic value be impacted, their property value may be impacted as well.

If this special exception application (case #19781) is approved, neighbors most impacted by the project are against the project. A great majority of the neighboring residents contacted within two hundred feet of the proposed project are against this special exception. Initially several signed letters of support and upon learning the truth of the development these residents almost to a person have revoked their support and now oppose the project. The one letter of support mentioned in the project owner's letter-all within two hundred feet of the property, three have revoked their support from the applicant's letter dated April 30, 2018. Furthermore, the application needs to be modified and made clear that these will be deeded fee simple condominiums for sell and not apartments. Also, that there will be three or four parking spaces and an area for trash and not simply two parking spaces.

The ANC4D recommends as to the disposition of the special exception application that the:

- additional 8 feet be denied;
- Redesign or modify the location of the balcony to the back of the house;
and
- Collaborate with the neighbors to mitigate their concerns to the best of the project developers' ability.

It would be a good neighbor if the developer could redesign the back in such a way that it does not infringe upon the condo resident (608 Jefferson Street, NW) that lives on the top floor enjoyment of natural light and view of the Petworth.

Commissioner Nancy Roth is authorized by the ANC 4D to present this report.

Signed by

A handwritten signature in black ink, appearing to read "Lisa Colbert", with a large, sweeping flourish at the end.

Lisa Colbert

Chair, ANC4D

Commissioner SMD 4D03