



**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.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**


Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:				Number of members present at the meeting:									

**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		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**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.**

Board of Zoning Adjustment  
CASE NO.20861  
EXHIBIT NO.19

## INSTRUCTIONS

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
  - a. The Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov);
  - b. By email to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov) for the ZC or [bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov) for the BZA; or
  - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
  - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
  - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the  
Government of the District of Columbia to the Office of the Inspector General  
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline

1-800-521-1639 | 202-724-TIPS (8477) | Email: [hotline.oig.dc.gov](mailto:hotline.oig.dc.gov) | Web Page: [www.oig.dc.gov](http://www.oig.dc.gov)



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001

(202) 727 6311 \* (202) 727 6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)

## CONSTRUCTION MANAGEMENT AGREEMENT

This CONSTRUCTION MANAGEMENT AGREEMENT (this “**Agreement**”) is made as this 14<sup>th</sup> day of March 2023 by and between **CARADOC PROPERTIES LLC**, and Advisory Neighborhood Commission 5B (“**ANC 5B**”) (hereinafter collectively referred to as the “**Parties**”).

### RECITALS:

**Recital No. 1.** **CARADOC PROPERTIES LLC (“Owner”)** is the owner of the property located at 3315 12<sup>th</sup> Street, NE Washington DC 20017 (Square 3930, Lot 27) (the “**Subject Property**”), and the Subject Property is currently improved with a detached, residential two-story building (the “**Subject Building**”).

**Recital No. 2.** **Owner** is proposing to raze the existing single-family building and construct a new, 12-unit residential building with a penthouse (the “**Project**”), requiring approval from the Board of Zoning Adjustment. The Applicant is pursuing this relief via an Application for special exception relief from the requirement to provide one parking space and from the penthouse side setback requirements in Case No. 20861. The Subject Property is located in ANC 5B and **Owner** seeks a resolution in support from the ANC.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereby agree as follows:

1. **Construction Activity.** **Owner** shall use its best efforts to ensure that all its contractors and subcontractors will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety.

2. Permits. **Owner** will secure all permits required to complete the Project, including all storm water management permits and tree removal permits. All plans and permits will be on-site as required under the DC Construction Code.
3. Construction-Related Truck Traffic. **Owner** will ensure that all construction vehicles only use 10<sup>th</sup> Street to get to and from the subject property.
4. Protection of Adjacent Properties. **Owner** is responsible for adhering to all IBC codes.
5. Cleanliness. **Owner** will remove rubbish and construction debris continuously during the construction period during the normal construction. In addition, Applicant or a representative on behalf of the applicant will monitor the construction site daily to ensure cleanliness. Dust and debris will be removed from the Subject Property on an as needed basis.
6. Contractors and Subcontractors. **Owner** will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in the CMA.
7. Hours of Construction: **Owner** agrees to conduct all construction operations on the Property from Monday through Friday from 7:00 a.m. until 7:00 p.m., and Saturday from 8:00 a.m. until 5:00 p.m.
8. Communication. **Owner** will provide to **ANC 5B** the cell phone number and email of the project manager for the Project in Exhibit A. **ANC 5B** may call this number during business hours, 7:00 am until 7:00 pm seven days a week, to notify the project manager of any issues or concerns with the Project. **Owner** will cause the project manager or others to address any such issues promptly.

9. Amendment. Modifications, waivers and consents regarding this Agreement shall only be binding if in writing and signed by the party against whom such modification, waiver or consent is sought to be enforced.
10. Notices. All notices and other communications hereunder shall be in writing and either personally delivered (which will be deemed given upon delivery or upon the first refusal to accept delivery) or mailed by certified mail, or e-mailed to:

If to **Owner**:

**Bruno Muscolino** – [bruno@squareresidential.com](mailto:bruno@squareresidential.com) - 202-215-1457

If to **ANC 5B**:

**Colleen Costello**                      **Cyril Crocker**  
**5B05@anc.dc.gov**                      **5B03@anc.dc.gov**

The parties to this Agreement shall be responsible for notifying each other of any change of address or change in the persons to be notified.

11. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto and no party is liable to the other or bound in any manner by express or implied warranties, guarantees, promises, statements or representations pertaining to the subject matter hereof unless such warranties, guarantees, promises, statements, or representations are expressly and specifically set forth herein.
12. Counterparts. This Agreement may be executed simultaneously in any number of counterparts by original or facsimile signature, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

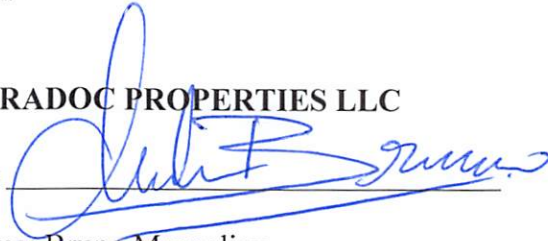
13. Binding on Successors and Assigns. This Agreement shall be binding upon the successors in interest to **Owner** and **ANC 5B**.

[SIGNATURES ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed as of the date first above written.

**CARADOC PROPERTIES LLC**

By: \_\_\_\_\_



Name: Bruno Muscolino

Title: Authorized Signer

**ANC 5B**

By: \_\_\_\_\_



Name: Colleen Costello

Title: Chair, ANC 5B

EXHIBIT A

Project Manager Contact Information:

**Bojan Peovski, [Bojan@squareresidential.com](mailto:Bojan@squareresidential.com)**