

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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CASE NO 17-27
EXHIBIT NO 12

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 27, 2017

ANC 4C
P.O. Box 60847
Washington, DC 20039-0847

Commissioner Thomas Burnett
ANC/SMD 4C06
921 Quincy Street NW
Washington, DC 20011

ANC 1A
3400 11th Street, NW Ste. 200
Washington, DC 20010

Re: Z.C. Case No. 17-27 (Spring Flats MD, LLC – Map Amendment @ Square 2902, Lots 804 and 807 – 1125 Spring Road, N.W.)

Dear ANC Chairs & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of a petition from Spring Flats MD, LLC (the “Petitioner”) for approval of a map amendment to property located in the northwest quadrant of the District at 1125 Spring Road, N.W., also known as Square 2902, Lots 804 and 807. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <https://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 500.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 500.8).

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to submit a written report in this case, the report must include all the information required by Subtitle Z § 505.1, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this petition. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.