



**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 §§ 3012.5 and 3115.1 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.:	BZA #19729	Case Name:	2901 NORTH CAPITOL ST NE
Address or Square/Lot(s) of Property:	2901 NORTH CAPITOL ST NE (SQUARE 3500, LOT 0033)		
Relief Requested:	ANC 5E - To convert an existing one-family dwelling into a 3-unit apartment house in the RF-1 Zone.		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	2	0	/	0	2	/	1	8	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	A Public Notice was posted on the ANC5E web site, email distribution lists, posting of hard copies in conspicuous locations within SMD; community blog, and SMD newsletters seven calendar days throughout 5E community in advance of the public meeting.												
Number of members that constitutes a quorum:	Six			Number of members present at the meeting:	8								

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*):

There were no negative impacted issues stated by the adjoining neighbor. The Applicant presented this project at a regularly scheduled Stronghold Civic Association Public Meeting. No oppositions were noted from the residents.

Due to the property being affected by an exceptional situation (character) and/or condition as a result of (1) its unusual size and shape; and (2) the lot's unique location as a corner lot, ANC 5E notes that its support of this project is particular to this application and does not set a precedent for the Commission's position on future development, particularly as it relates to lot occupancy, rear setback, and public space occupancy. See Exhibits A, B, and C.

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*):

On February 20th, 2018, ANC 5E recommends that the Board grant approval for each Relief listed below regarding Case # BZA-19729 - 2901 North Capitol St NE (Square 3500, Lot 0033):

- (1) Area Variance Relief for Lot Occupancy;
- (2) Special Exception Relief for Rear Yard and Pervious Surface, as well as
- (3) Special Exception Relief for Expansion of a non-conforming condition, in order to obtain
- (4) Retroactive Zoning Relief for an addition to a single-family attached dwelling on the property in the R-3 Zone.

Please see attachments.

AUTHORIZATION

ANC	5	E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	8-0-0
Name of the person authorized by the ANC to present the report:			Commissioner C. Dianne Barnes, Vice-Chairperson	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Commissioner Bradley A Thomas, Chairperson	
Signature of Chairperson/ Vice-Chairperson:				Date: 02/20/2018

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
District of Columbia

CASE NO. 19729
EXHIBIT NO. 35