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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.:	19787	Case Name:	2604 29th STREET, LLC
Address or Square/Lot(s) of Property:	2604 29th STREET, SE WASH DC		
Relief Requested:	Special Exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	16/08/18	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	Hand Delivered Notices to impacted residents; Community histSERV for Hillcrest			
Number of members that constitutes a quorum:	7	Number of members present at the meeting:	7	

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):

See Attachment

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):

See Attachment

AUTHORIZATION

ANC	7/8	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	No VOTE WAS TAKEN
Name of the person authorized by the ANC to present the report:	Robin Hammond MARLINE		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	D. L. HUMPHREY, CHAIR		
Signature of Chairperson/ Vice-Chairperson:		Date:	9-7-18

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.

Attachment for Form 129- ANC Report - Material Substance

Case No. 19787

Case Name: 2604 29th Street, Se Washington, DCMaterial Substance

Concern #1- Is our major concern: The increase in density that will occur with this project. The developer has not taken into consideration the already inundated housing stock of RA-1 and RA-2 type dwellings on this street and in our community.

Concern #2- Without having a definite statement of and a commitment regarding the type of units, the ANC cannot sanction this development at this time.

Concern #3- The developer is not interested nor flexible during their discussions with the ANC and with the impacted residents in maintaining the "low-rise" appearance of 2604 apartment building which currently is 2 levels of above grade level living units/space. There is no below ground living unit space currently in 2604.

Concern #4- The BZA permitting any flexibility to the developer to build upward and build out/backward will increase lot occupancy unneeded in this RA-1 zone, in this community of Hillcrest and the end result will be the creation of a building that is out of conformity with all surrounding apartment types lining Goodhope Road, Naylor Road, 30th Street, and Erie Street; the COOP's within 50 ft. (Naylor Gardens), and even the nearby single family homes (within at least 150 ft.) that line Alabama Avenue SE. The current building 2604, is a 2-unit building. This developer has applied for relief to add an IZ floor that will increase the height. Too, he proposes to build an addition with no legitimate reason, both is not needed for additional housing in this RA-1 zone. His project will add at minimum 24 (and more) additional families in a community on a street that it is already taxed and over populated with density.

Concern #4- The developer has not made a case to the ANC for Inclusionary Zone as it relates to the application for a "*special exception*" to convert an existing 2 unit building into a 12 unit building. Too, the developer has not mapped out his participation plan in the IZ Program specifically how he plans to meet all prerequisites of this Act.

Concern #5- It is the ANC's position that the developers inclusion of *Inclusionary Zoning* into the BZA application request for *special exception* is not made with merit. Reason: the developer has changed from the application submission in stating at meetings they are now considering all market rate condominiums for sale vs. rental. This signals to the ANC that the developer is unwilling to commit to a development proposal that is not based solely on profits being sort from this building. It concerns the ANC that this BZA request is not being made in good faith for the betterment of the Hillcrest community and for those residents immediately impacted by this proposed project.

Signed: _____

Date: 7 September 2018

ANC 7B SMD 9/18/18