



**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.:	19828	Case Name:	3423 Holmead Place LLC
Address or Square/Lot(s) of Property:	3423 Holmead Place N.W. (Square 2834, Lot 163)		
Relief Requested:	Special exceptions and variances to convert an existing church to a seven-unit apartment house in the RF-1 Zone		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	1	0	/	1	0	/	1	8	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Local listservs, ANC Web site, Social media, etc.												
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*):

The current church structure is neither historic nor compatible with the surrounding neighborhood. The Commission is interested in seeing the property converted into housing and has no issues with the removal of the steeple. Commissioners who did not support the project were concerned with creating an apartment building in the RF-1 Zone as well as setting a precedent in the RF-1 Zone by approving a fourth story. The Commissioners who supported the project liked that the apartments would be 3+ bedrooms large enough to support families, and had no major issues with the additional story as it was still between 35' and 40' in height, and lower than the height of the abutting properties. No neighbors attended the meeting in support of the project. One neighbor who lives across the street attended in opposition to the project, expressing concerns that the units would be used as group housing rather than for families.

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*):

Advisory Neighborhood Commission 1A recommends approval of the application. The primary concern -- that of adding a fourth floor -- does not result in a building taller than its neighbors or additional units. Rather, it results in larger, family sized units. Because of this, approval of the application does not degrade the zone in any way that isn't already allowed as a matter of right for this property. The project complies with off street parking requirements and is not expected to have a significant detrimental impact on the surrounding neighborhood.

**AUTHORIZATION**

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-3-0	
Name of the person authorized by the ANC to present the report:	Kent C. Boese				
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Kent C. Boese				
Signature of Chairperson/ Vice-Chairperson:				Date:	10/14/2018

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

Pursuant to  
District of Columbia  
CASE NO. 19828  
EXHIBIT NO. 42