



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-Jessica Wasserman
04- Beau Finley; 05- Emma Hersh; 06-Angela Bradbery
07- Maureen Kinlan Boucher; 08-Vacant; 09-Nancy MacWood

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ANC3C Resolution 2018-035
**Regarding an Appeal to the BZA Regarding the Addition of a 62-Person
Capacity Outdoor Deck to the Ward 3 Short-Term Family Housing Shelter at
3320 Idaho Ave. NW**

WHEREAS, the D.C. Department of General Services (DGS) applied on Jan. 3, 2017, to the Board of Zoning Adjustment (BZA) for a special exception and variances to build the Ward 3 Short-Term Family Housing shelter at 3320 Idaho Ave. NW to help up to 50 families experiencing homelessness;

WHEREAS, as articulated in Resolution 2017-07, ANC 3C recognizes the District of Columbia's need to close D.C. General and provide temporary emergency housing for these residents and supports the goals of the Homeward DC Strategic Plan to end chronic homelessness, and to that end supported the city's request for two of three zoning variances to allow the city to establish a shelter at 3320 Idaho Ave. NW;

WHEREAS, the BZA on Aug. 30, 2017, approved the city's requested zoning relief "subject to the approved plans" submitted by the city;

WHEREAS, the BZA granted zoning relief after finding that the project would not result in any adverse impacts on the neighborhood. The finding was based on evidence presented by the city stating that there would be a buffer between the shelter and its playground, and nearby residences;

WHEREAS, earlier this year, ANC3C commissioners learned of significant modifications the city had made to the shelter design. The city shrunk the playground, added a bioretention area for stormwater management purposes, reduced the width of the trash pickup area, eliminated the basement, shrunk the footprint of the building, moved the front entrance and added a 62-person capacity outdoor patio/deck to be three feet below the level of the playground;

WHEREAS, D.C. code says that the Zoning Administrator is authorized to permit modifications to approved plans if the Zoning Administrator determines that the proposed modifications are consistent with the intent of the Board of Zoning Adjustment and the modifications would not violate any condition of approval included in the order or create any need for new relief;

WHEREAS, the BZA order was conditioned on the design as submitted by the city in 2017;

WHEREAS, the BZA has not reviewed the modifications, nor has the ANC or community had an opportunity to provide input to the BZA about those elements;

THEREFORE BE IT RESOLVED THAT:

Board of Zoning Adjustment
District of Columbia
CASE NO.19877
EXHIBIT NO.7

ANC3C continues to support the mayor's Homeward DC Strategic Plan to end chronic homelessness and the location of a short-term family shelter at 3320 Idaho Ave. NW;

ANC3C supports the provision of outdoor space for children and adults who live in the Ward 3 shelter;

ANC3C finds that the Zoning Administrator exceeded his authority in approving the addition of a 62-person patio/deck;

Because of the number of children who will be housed in the shelter, ANC3C is concerned that the city has reduced the size of the playground;

ANC3C supports the appeal prepared by Commissioners Angela Bradbery, Nancy MacWood and Maureen Boucher of the Zoning Administrator's decision to the BZA; and

ANC3C urges the BZA to hold a hearing and resolve the issues as soon as possible, and urges the DCRA not to delay building permitting for shelter construction while an appeal is pending.

Attested by

A handwritten signature in black ink, appearing to read "Nancy J. MacWood". The signature is written in a cursive, flowing style.

Nancy J. MacWood
Chair, on October 15, 2018

This resolution was approved by a 4-2 vote on October 15, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.