



# ADVISORY NEIGHBORHOOD COMMISSION 4C

[www.anc4c.org](http://www.anc4c.org)

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## Board of Zoning Adjustment Case #19910, 5835 Colorado Ave NW

Bennett Hilley  
Chair  
[4C06@anc.dc.gov](mailto:4C06@anc.dc.gov)  
202-750-0481  
SMD 4C06

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 9 present at its December 12, 2018, meeting, voted, with 8 Yeas, 0 Nays, and 1 Abstentions to support the following:

Charlotte Nugent  
Vice Chair  
[4C01@anc.dc.gov](mailto:4C01@anc.dc.gov)  
857-540-0456  
SMD 4C01

The ANC 4C Commission supports the request for variances only upon agreement by the development team to the conditions below; otherwise, we oppose this application. The Commission sees some benefit to the community if these variances are granted: due to the small size of the lot at 5835 Colorado Ave NW, a by-right development will likely consist of five single-bedroom units, while the larger building currently under consideration would accommodate three family-sized units (two 2-bedroom units and one 3-bedroom unit). However, the benefits of these variances to the developer likely outweigh the benefits to the community.

Ulysses E. Campbell  
Treasurer  
[4C03@anc.dc.gov](mailto:4C03@anc.dc.gov)  
202-792-8258  
SMD 4C03

At the same time, developer Bruno Casu has shown commitment to working with neighbors to gain their support. He has agreed to following:

Jonah Goodman  
Secretary  
Parliamentarian  
[4C10@anc.dc.gov](mailto:4C10@anc.dc.gov)  
732-456-6244  
SMD 4C10

- Reserve one unit in the building as an affordable unit for purchase or rent by a household making 80% or less of the Area Median Income (AMI), for at least 10 years
- Install permeable pavers for any driveway/parking pad, walkway, or patio surface to be installed
- Replace lead service line to property, if applicable
- During building construction, developers have agreed not to block the public alley at any time; to perform construction only during permitted hours; to promptly fix any damaged caused to neighbors' property by the construction crew, at the developer's expense; and to be available by phone and email to answer questions from neighbors.

Maria Barry  
[4C02@anc.dc.gov](mailto:4C02@anc.dc.gov)  
Cell: 202-258-5031  
SMD 4C02

Michael Halpern  
[4C04@anc.dc.gov](mailto:4C04@anc.dc.gov)  
202-378-8618  
SMD 4C04

The Commission notes the neighboring properties' opinions:

Zachary Teutsch  
[4C05@anc.dc.gov](mailto:4C05@anc.dc.gov)  
202-599-0915  
SMD 4C05

• 5885 Colorado Ave (immediate neighbors to the north): Residents of this condo building support the project.

Karen W. Cooper  
[4C07@anc.dc.gov](mailto:4C07@anc.dc.gov)  
202-607-1099  
SMD 4C07

• 5833 Colorado Ave (immediate neighbor to the south): As of 5 pm on Dec. 12, 2018, ANC 4C had not heard definitively whether the neighbors support the project.

Timothy A. Jones  
[4C08@anc.dc.gov](mailto:4C08@anc.dc.gov)  
202-722-0701  
SMD 4C08

The Commission also voted with 8 Yeas, 1 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C01, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the Board of Zoning Adjustment related to this matter.

Joseph Martin  
[4C09@anc.dc.gov](mailto:4C09@anc.dc.gov)  
202-309-1817  
SMD 4C09

Bennett Hilley  
Chairperson, ANC 4C

Charlotte Nugent  
Vice Chair, ANC 4C

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