



ADVISORY NEIGHBORHOOD COMMISSION 4C

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Charlotte Nugent
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BZA Case #20243

June 10, 2020

Leah Anderson
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Frederick Hill, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Jonah Goodman
Secretary
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Dear Chairperson Hill,

Ulysses E. Campbell
Treasurer
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The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 9 Commissioners present at its June 10, 2020, meeting, voted, with 8 Yeas, 0 Nays, and 1 Abstentions to oppose the applicant's request for for a special exception under the RF-use requirements of Subtitle U §§ 320.2, to permit the conversion of a flat into a three-unit apartment house in the RF-1 Zone at premises 532 Taylor Street N.W. (Square 3231, Lot 86) on the condition that all of the below stipulations are fully met.

Maria Barry
4C02@anc.dc.gov
202-258-5031
SMD 4C02

The applicant has meet with the community and agreed to the following conditions as part of our support:

General

- The applicant will provide a point of contact, phone and email, that neighbors can contact with any questions or concerns about the development
- Provide name and contact information for the employed Project Manager.
- Provide the following information for the employed General Contractor contact information:
 - Website and list of previous work
 - License, insurance and bonding information
- 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
 - Where possible any dumpsters will be placed in the rear of the property
 - Notice will be provided in advance to impacted neighbors of any planned electrical or water shut offs
 - That pest abatement on the property be completed before any demolition work begins to mitigate any migration to nearby properties
 - Provide exterior lighting on the rear extensions to further illuminate the rear parking and alleyway behind these properties

Parking

- That two parking spaces on the rear of the property, accessible via the alley, be included in any plans

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P.O. Box 60847
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801 Shepherd Street, NW
Board of Zoning Adjustment
Washington, DC 20011
District of Columbia
CASE NO.20243
EXHIBIT NO.43

Environmental

- The applicant will test the pipes on the public and private side for lead. If they have lead lines they will replace those lines on the private side and work with DC Water on the public side.
- Install permeable pavers for any driveway/parking pad, walkway, or patio surface to be installed to help with water runoff and flooding.

Solar

- Compensate the adjoining neighbor with solar panels in the amount of \$10,000

The applicant has not agreed to the following condition, which causes the ANC to oppose the application:

Affordable Housing

- Make a \$15,000 contribution to the Housing Production Trust Fund. This payment will be made prior to the sale of the property.


The Commission recognizes that some of these conditions are not within the purview of the BZA to enforce. The Commission also stipulates that we have a right to request these conditions in order to support our community, address environmental concerns, and address affordable housing and displacement. Due to the limited window for us to review applications, collect community feedback, and weigh in on this case, a motion with conditional approval is the best way for our community to have their voice heard. The Commission has a right to request these for any development projects within our boundaries on behalf of the District residents we represent. We welcome any outreach from the BZA prior to the hearing to the ANC to confirm the completion of any of these conditions and our support.

The Commission also voted with 8 Yeas, 0 Nays, and 1 Abstentions to appoint the Commissioner for Single Member District 4C08, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the BZA related to this matter.

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Charlotte Nugent
Chairperson, ANC 4C

DocuSigned by:

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Leah Anderson
Vice Chair, ANC 4C