



# ADVISORY NEIGHBORHOOD COMMISSION 4C

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

Phone: 202-723-6670

Email: [4C@anc.dc.gov](mailto:4C@anc.dc.gov)

Charlotte Nugent  
**Chairperson**  
4C01@anc.dc.gov  
857-540-0456  
SMD 4C01

## BZA Case #20243

June 10, 2020

Leah Anderson  
**Vice-Chairperson**  
4C08@anc.dc.gov  
202-491-7077  
SMD 4C08

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**  
4C10@anc.dc.gov  
732-456-6244  
SMD 4C10

Dear Chairperson Hill,

Ulysses E. Campbell  
**Treasurer**  
4C03@anc.dc.gov  
202-792-8258  
SMD 4C03

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of [insert number of Commissioners at the meeting] present at its June 10, 2020, meeting, voted, with X Yeas, X Nays, and X 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

Nora Simon  
4C04@anc.dc.gov  
202-753-9717  
SMD 4C04

Debbie Matties  
4C05@anc.dc.gov  
202-810-1838  
SMD 4C05

Bennett Hilley  
4C06@anc.dc.gov  
202-750-0481  
SMD 4C06

Kim Varzi  
4C07@anc.dc.gov  
703-718-6318  
SMC 4C07

Tearsa Coates  
4C09@anc.dc.gov  
240-492-6850  
SMD 4C09

P.O. Box 60847  
Washington, DC 20039

801 Shepherd Street, NW  
Board of Zoning Adjustment  
Washington, DC 20011  
District of Columbia  
CASE NO.20243  
EXHIBIT NO.46

**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 X Yeas, X Nays, and X 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

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Leah Anderson  
Vice Chair, ANC 4C