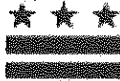


GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



Resolution Regarding Zoning Application No. 19760
Requests for Zoning Special Exception and Variance for 4017 Davis Place NW

Whereas, Rhode Island Condos LLC ("Applicant") has applied to the DC Board of Zoning Adjustment (BZA) for special exception relief to expand the number of residential units in an existing apartment house from 3 to 8;

Whereas, the Board of Zoning Adjustment is authorized to grant a special exception where it finds the exception will be in harmony with the general purpose and intent of the Zone plan and will not tend to adversely affect the use of neighboring property;

Whereas, the Applicant agrees to work closely with the D.C. Department of Transportation (DDOT) to address any potential concerns or issues related to parking, circulation and access to the Property from the surrounding surface streets;

Whereas the Applicant agrees to work with the D.C. Public Schools (DCPS) to address any concerns or issues related to the Project's effect on Stoddert Elementary School;

Whereas further, the Applicant is seeking area variance relief to add habitable penthouse space on top of the third story;

Whereas, ANC3B has concluded there are substantive reasons for supporting the Applicant's request for special exception relief:

- Similar apartment houses were granted matter-of-right building permits in 2004 at 4009 Davis Place to expand to 7 units and in 2012 at 3937 Davis Place to expand to 8 units;
- The Applicant has reached out to neighbors abutting and adjacent to 4017 Davis Place and they did not express objections to the project; and
- The Applicant has worked to address questions and share information with the ANC and neighbors through preliminary discussions with the Commissioner in that Single Member District, e-mail communications, and a presentation to the community at a duly noticed public meeting of ANC 3B.

Whereas, ANC 3B has concluded there are concerns regarding the Applicant's request for area variance relief including that allowing habitable penthouse space as a partial fourth story could set a precedent that would negatively affect the Glover Park and Cathedral Heights neighborhoods;

Therefore, BE IT RESOLVED that ANC 3B supports approval of zoning special exception relief sought by the Applicant and requests BZA to move forward positively and expeditiously and approve the application;

Therefore, BE IT RESOLVED, that ANC 3B does not support the approval of area variance relief for habitable penthouse space above the third floor;

BE IT ALSO RESOLVED that ANC 3B encourages the Applicant to work with DDOT and DCPS on plans to minimize disruption to traffic flow and parking as well as to Stoddert Elementary School when it is in session.

BE IT FURTHER RESOLVED that Commissioner Melissa Lane (ANC 3B03) or her designee is authorized to represent the Commission on this matter.

This Resolution was APPROVED by a vote of 5-0 at a duly noticed public meeting of ANC 3B on Thursday, June 14, 2018, at which a quorum was present. (A quorum is 3 of the 5 sitting members.)



Brian Turmail, Chairman



Ann Mladinov, Secretary