



Advisory Neighborhood Commission 4B
Government of the District of Columbia
7720 Alaska Avenue NW – Room 106
Washington, DC 20012

RESOLUTION #4B-19-0201
Recommendations to the Board of Zoning Adjustment
Regarding an Application for Special Exception from the
Zoning Regulations at 71 Kennedy Street NW (BZA 19897)
Proposed for Adoption February 25, 2019

Advisory Neighborhood Commission 4B (the Commission) takes note of the following:

- Coloma River Capital, (the Applicant) is applying to the Board of Zoning Adjustment for special exception relief from the closed court requirements under Subtitle G § 202.1, and the rear yard requirements under Subtitle G § 405.2, to construct a four-story, 44-unit mixed-use building with approximately 3,923 sq ft. of ground floor commercial use, a cellar level, below-grade parking, and compliant penthouse at 71 Kennedy Street NW (the Project).
- At the Commission's public meeting on November 25, 2018, the Applicant presented plans for the Project that did not include any off-street parking.
- Public comment and comments from commissioners expressed opposition to the absence of off-street parking.
- In response to these comments, the Applicant has now submitted revised plans, is not requesting relief from the off-street parking requirements, and is proposing to construct underground parking with 22 parking spaces.

RESOLVED:

That Advisory Neighborhood Commission 4B supports this application for special exception from the Zoning Regulations, provided that the Applicant maintain and execute their plan to construct 22 underground parking spaces, and on that basis recommends that the Board of Zoning Adjustment approve the application.

FURTHER RESOLVED:

That Commissioner Alison Brooks, ANC 4B08, is hereby authorized to serve as the Commission's representative in all matters relating to this resolution.

FURTHER RESOLVED:

That, if the designated representative Commissioner cannot carry out her representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by a _____ vote at a regular public meeting (notice of which was properly given, and at which a quorum of _____ of nine members was present) on February 25, 2019, by a vote of _____ yes, _____ no.