

Government of the District of Columbia
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4401-A Connecticut Ave, N.W.
Box 244, Washington, D.C. 20008
commissioners@anc3f.com
www.anc3f.com

**RESOLUTION SUPPORTING BZA APPLICATION FOR AN ACCESSORY PARKING LOT REAR OF
4422 CONNECTICUT AVE, NW (SQUARE 1971, LOT 822)**

January 16, 2017

WHEREAS, BB&H Joint Venture ("Applicant"), owner of the premises known as the rear of 4422 Connecticut Avenue, NW (Square 1971, Lot 822)("Property") in the R-1-B District, has applied to renew a special exception under 11 DCMR §213 of the Zoning Regulations for the use of the Property as an Accessory Parking Lot ("Accessory Parking Lot"); and

NOTING THAT, Zoning Regulations allow the use of the Property for accessory parking provided certain conditions are met; and

RECOGNIZING THAT, the Applicant has agreed, with ANC 3F, to continue exploring ways to improve the safety, efficiency, aesthetics, and environmental sustainability of the Accessory Parking Lot;

FURTHER RECOGNIZING, the Applicant has agreed to not seek an extension of the special exception greater than nine (9) years in conjunction with BZA order No.19638:

THEREFORE BE IT RESOLVED that ANC 3F approves the special exception subject to ongoing compliance with the seventeen (17) conditions attached.

BE IT FURTHER RESOLVED that should applicant seek the special exception greater than nine (9) years, such action will automatically withdraw ANC 3F's approval of the special exception;

BE IT FURTHER RESOLVED that Commissioner Jakopchek and S. H. S. is/are authorized to speak on behalf of ANC 3F regarding this matter:

ANC 3F PASSED this resolution at its meeting on January 16, 2017, which was properly noticed and at which a quorum was present, by a vote of 7 in favor, 0 opposed, and 0 abstaining.

A handwritten signature in black ink, appearing to read 'Pat Jakopchek', is written over a horizontal line.

Pat Jakopchek
Chair, ANC 3F

History of the BZA Orders:

- BZA Order No. 13346 (1980) application denied
- BZA Order No. 13687 (1982) approved for 3 years
- BZA Order No. 16000 (1994) approved for 5 years
- BZA Order No. 16541 (2000) approved for 4 years
- BZA Order No. 17200 (2004) approved for 4 years
- BZA Order No. 17875 (2009) approved for 3 years
- Parking Lot Operated in Non-Compliance between 2012 and 2014
- BZA Order No. 18741 (2014) approved for 3 years

Conditions of Current Order 19638

Condition No. 1: Approval shall be for NINE (9) YEARS, subject to the Applicant remaining in compliance with the conditions. Applicant shall provide to the ANC an annual report summarizing its compliance with the conditions.

Condition No. 2: The Applicant shall provide fifteen (15) parking spaces on the site.

Condition No. 3: The Applicant shall allow no dumpsters in the accessory parking lot.

Condition No. 4: The Applicant shall, at no time, permit delivery, vendor, or trash trucks to enter the accessory parking lot.

Condition No. 5: The Applicant shall maintain two trash cans on the parking lot and have them emptied at least once per day, or more often if they are overflowing with trash.

Condition No. 6: The Applicant shall maintain the parking space and fence along the western boundary of the site in good condition at all times. All parts of the lot shall be kept free of refuse and debris. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance, and the trees located on the property shall be pruned as necessary.

Condition No. 7: The Applicant shall engage an exterminator to perform extermination services once a month, or as necessary, to control any rodents.

Condition No. 8: The Applicant shall appoint a neighborhood and ANC liaison. The Applicant shall notify the ANC and all residences within 200 feet of the property of the name, telephone number, and e-mail address of the appointed liaison. When that individual is no longer designated to act as the liaison, the Applicant shall use the same procedure to notify the neighborhood of his or her successor.

Condition No. 9: The Applicant shall provide to the ANC and the residences within 200 feet, an annual report summarizing its compliance with the conditions.

Condition No. 10: The Applicant shall properly maintain existing wheel stops, signage, guardrail, parking space striping, and direction signage painted on the pavement .

Condition No. 11: The Applicant shall, as necessary, repaint and maintain the entrance and exit directional arrows on the surface of the parking lot.

Condition No. 12: The Applicant shall maintain a barrier along the north side of the accessory parking lot so as to limit ingress and egress into the accessory parking lot along its northern border.

Condition No. 13: The Applicant shall monitor use of the accessory parking lot and will not permit any vehicle or any part thereof to project over any lot or building line, or on or over the public space.

Condition No. 14: The Applicant shall arrange any lighting used to illuminate the parking so that all direct rays of such lighting are confined to the surface of the parking lot.

Condition No. 15: The Applicant shall install a “No Parking or Idling” sign on the southern boundary of the lot to prevent the striped area along the southern parking lot barrier from being used as a space and impeding traffic flow.

Condition No. 16: The Applicant shall continue working with the ANC and neighboring property owners to develop and implement a comprehensive parking lot plan that will enhance the safety, traffic flow, and landscaping of the several parking lots in this area.

Condition No. 17: The Applicant shall replace existing impervious surface of the driveways, access lanes, and parking areas with pervious paving material at the first opportunity, but no later than three (3) years from the final date of this order.

Condition No. 18: The Applicant shall complete a comprehensive renovation of all of the applicant’s facilities at 4422 Connecticut including, but not limited to, the building’s interior, exterior, landscaping, installation of outdoor seating and signage no later than three (3) years from the final date of this order provided that the ANC cooperates with the Applicant in a timely and reasonable manner after being given reasonable time to review and comment on the renovation plans.