



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:	19439	Case Name:	311 P Street LLC
Address or Square/Lot(s) of Property:	311 P Street, N.W., Washington, DC 20001		
Relief Requested:	special exception to convert a 2 story, 1 family dwelling into a 3 story, 3 unit apt house		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	2	1	/	0	2	/	1	7	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Notice was posted on the ANC5E website, all of the community list-serves and blogs serving the ANC5E community, and in hard copy form in numerous conspicuous locations throughout the community, all at least 7 days prior to the meeting.												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	10								

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The requested variance would add more density to an already over congested area, would exacerbate traffic congestion near and around the corner of 3rd and P Streets, NW, and would further tax limited parking in the community since the developer acknowledges that no parking will be provided for residents of the building. Further, the same developer is seeking a variance to build another residential structure just around the corner further adding to density & parking issues.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

The ANC, by a vote of 7 to 2, with one abstention, recommends that this variance request not be granted unless and until the applicant comes forth with a plan, acceptable to the community, to address the concerns related to density and parking such as reducing the total number of units to be built or by providing for off street parking or both.

**AUTHORIZATION**

ANC	5	E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-2-1	
Name of the person authorized by the ANC to present the report:			Bradley A. Thomas		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Bradley A. Thomas		
Signature of Chairperson/ Vice-Chairperson:				Date:	03/01/2017

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.