



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

RESOLUTION TO ENDORSE APPLICATION IN BZA NO. 17926

WHEREAS, LT Propco LLC (“LT Propco”) filed an application with the District of Columbia Board of Zoning Adjustment (BZA Application No. 17926) related to two properties, Lot 811 in Square 1660 and Lot 33 in Square 1580 (the “LT BZA Properties”), which are located within the boundaries of ANC 3E (“Application”); and

WHEREAS, LT Propco is seeking to construct a retail building on Lot 811 in Square 1660, and must obtain special exception relief from District of Columbia zoning regulations which require that all parking spaces be located on the same lot with the buildings they are intended to serve; and

WHEREAS, ANC 3E and LT Propco entered into a voluntary agreement (“Agreement”) under which LT Propco agreed *inter alia* to certain restrictions, to hold further discussions about the proposed mix of retailers in the new building, and to the provision of financial benefits to organizations that benefit the quality of life in ANC 3E; and

WHEREAS, relying in part on this Agreement, ANC 3E supported LT Propco’s application and BZA approved the Application; and

WHEREAS, LT Propco has represented that economic factors have prevented it from going forward with the development identified in the Application during the period of the special exception, and now seeks to extend the time to go forward under the special exception, and

WHEREAS, LT Propco, through counsel, has promised to hold additional discussions about the proposed mix of retailers in the new building with the community when LT Propco appears ready to begin leasing, and

WHEREAS, ANC 3E believes that approval of the extension application is consistent with zoning requirements and will constitute a net benefit to the community;

NOW THEREFORE, BE IT RESOLVED that supports the extension application.

ANC 3E approved this resolution by a 5-0 vote at its regularly scheduled meeting on June 16, 2011, which was properly noticed and at which a quorum was present. Commissioners Jonathan Bender, Matt Frumin, Tom Quinn, Sam Serebin, and Beverly Sklover were present.

By Jonathan Bender
Chair, ANC 3E