



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 Regarding Proposed Addition to the Friendship Hospital for Animals at 4105 Brandywine Street, NW, BZA Application Number 18435

Whereas, Friendship Family LLC on behalf of the Friendship Hospital for Animals has filed an application with the Board of Zoning Adjustment (“BZA”) to add a second story to its existing building at 4105 Brandywine Street, NW in the District of Columbia and designated as Lot 822 in Square 1732 and seeks exceptions to the FAR, rear yard, parking and loading requirements, in the District of Columbia and designated as Lots 820 and 817, respectively, in Square 1732 (“FHA”); and

Whereas, FHA has served the community for many years – 75 years in the Tenley Circle area -- and demand for its services have continued to grow in recent years; and

Whereas, FHA has determined that the most realistic option for it to pursue grow to permit expansion of its specialty services is to grow in place; and

Whereas, the operations of FHA impose a burden on the community, particularly its closest neighbors who are affected by both the traffic and noise of cars coming and going to the FHA including through the alley adjacent to FHA which provides access to and egress from its garage at all hours; and

Whereas, the proposed addition to the FHA property will both increase the benefit to the community generally from its operations and the burden on the nearby neighbors; and

Whereas, FHA has entered an agreement with the ANC designed to address concerns raised by nearby neighbors and the members of the ANC, including agreeing to provide valet parking for patrons of FHA, and creating a dog-walking area on a green roof, both to promote sustainability and avoid animals being walked on the nearby streets with the associated consequences; and

Whereas, FHA has modified its design to address concerns from nearby neighbors and has agreed to seek permission to locate its valet parking drop off and other loading on Brandywine Street, in front of the FHA as opposed to in the alley and to provide an acoustical treatment in the garage off the alley to minimize noise emanating from the garage; and

Whereas, FHA has also agreed to establish a construction management agreement in consultation with the ANC and nearby neighbors; and

Whereas, FHA has further agreed to explore in good faith the prospect of undergrounding utilities in front of its property in conjunction with the development by Douglas Development of the former Babes Billiard site directly abutting FHA to the east.

Now therefore be it resolved, ANC 3E supports the FHA application on the condition that FHA adhere to its proposed voluntary agreement, agree to employ an acoustical treatment in the garage, seek to locate its valet parking drop off in front of the hospital on Brandywine Street, NW and establish a construction management agreement in consultation with the ANC and nearby neighbors. ANC 3E respectfully asks the BZA to incorporate the provisions of the attach Agreement between the parties into a BZA order.

ANC 3E approved this resolution at its meeting on October 11, 2012, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 4-1-0. Commissioners Jonathan Bender, Matthew Frumin, Tom Quinn, Sam Serebin and Beverly Sklover were present.

ANC 3E

A handwritten signature in black ink, appearing to read 'M. Frumin', written over a horizontal line. The signature is stylized and includes a large flourish at the end.

By Matthew Frumin, Chairperson