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## Approve BZA application for 3636 16th St NW

Resolved, that ANC1D advises the Board of Zoning Adjustment to grant the special exception relief, and the area variance, for 3636 16th Street Northwest, Case No. 19270.

Why: The special exception to permit a new gym/fitness center is, in our judgment, "in harmony with the general purpose and intent of the Zoning Regulations", and "will not tend to affect adversely the use of neighboring property". This very large apartment house is virtually a self-contained community, and the fitness center will provide a welcome service to its over 1000 residents. The nearest commercial district is a half-mile walk distant, so the residents of this apartment house, and its neighbors, will be best served by a facility within this building. Patronage of this fitness center will have no discernible effect on the adjacent properties.

The variance to permit an external sign would enhance the value of this fitness center to the residents of the apartment houses nearby, indicating its availability to all. Because this apartment house is very large, signage would not contradict its primary role as a residential area, and is not inconsistent with the Zoning Regulations.

*Passed by 5 to 0 vote at the legally noticed, public meeting of ANC1D on April 25, 2016, with a quorum present. Voting "yes": Commissioners Agbro, Griffiths, Rivas, Hoey, McKay. A quorum for this commission is three; five commissioners were present.*