

City Legal's Deborah Thomas answers questions

Question: Do NCCD variances require a BOA waiver or an NCCD amendment?

Answer: A "variance" to the NCCD ordinance requires an amendment of the NCCD ordinance.

Question: When will the opinion of neighborhood contact teams be available?

Answer: I understand that Council Member Morrison has sent the memo to the ANC leadership.

Question: What is an area-wide amendment? Does it have to cover the entire neighborhood plan area?

Answer: An area-wide amendment does not have to cover the entire neighborhood plan area. Under the Code, there are three types of neighborhood plan amendments - individual property amendments, sub-district amendments, and area-wide amendments. The individual property amendment only addresses a specific property. A sub-district amendment, deals with an identified sub-district as defined by ordinance. An area-wide amendment would apply to a more than an individual property, but it does not have to apply to the entire plan area. Whether a specific amendment qualifies as an area-wide amendment depends on the specific request. The planners at the Planning and Development Review Department should be consulted.

Question: Is there a signed copy of the Managed Growth Agreement for St. Theresa's Church in AMANDA, the development computer system?

Answer: No, there is not a signed copy of the agreement in AMANDA. The Council adopted a resolution authorizing the negotiation and execution of an agreement on July 16, 1998. The resolution authorized the use of certain regulations for a period of 15 years. Law Department records indicate that the agreement was executed and that the signed document was sent to the department. We are attempting to secure a signed copy of the agreement. [Click here to see St. Theresa agreement](#)

Question: Explain the Code requirements regarding unrelated people living in one location. The Code appears to have different requirements. Where is the square footage formula?

Answer: [Explanation here.](#)