



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale

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November 7, 2018

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

RE: Board of Zoning Adjustment Application for 3714 S Street NW (BZA #19881)

Dear Chairperson Hill,

On October 29, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (7-0-0) with regard to the above-referenced matter:

The applicant is seeking a special exemption to construct a rear addition to the principal structure at 3714 S Street NW, which will continue to be used as a one-family dwelling. The existing building already extends 10 feet past the neighboring properties to the east and west. The proposed addition will extend an additional 20 feet, and will therefore be 30 feet past the rear walls of the adjoining properties. The applicant is not proposing to alter the building's front façade nor is the applicant proposing to increase the height of the existing building. The proposed addition brings the building to 45.5% lot occupancy, well within the range of 60% allowed under the zoning regulations. The residents immediately to the east and west of the applicant's property at 3714 S Street NW support the applicant's application for relief.

On October 18th, 2018 notification of the Board of Zoning Adjustment's public hearing was sent to property owners within 200 feet of the subject property. ANC 2E notes that one person from the community appeared at the ANC's public meeting on October 29th, 2018 to object to the project.

Although ANC 2E supports the addition, the ANC notes that it has concerns that extending the addition an additional 20 feet, resulting in the addition being 30 feet beyond the rear walls of the adjoining properties, could intrude upon the character and

COMMISSIONERS:

Ed Solomon, District 1 Joe Gibbons, District 2 Rick Murphy, District 3
Lisa Palmer, District 5 Jim Wilcox, District 6
Monica Roaché, District 7 Zac Schroepfer, District 8

scale of the properties in the alley to the east and west. The ANC notes that the property at 3718 S Street NW, which has an addition, did not require relief when the current zoning regulations went into effect.

Commissioners Ed Solomon (2E01@anc.dc.gov) and Joe Gibbons (2E02@anc.dc.gov) are the Commission's representatives in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe R. Gibbons", with a long horizontal flourish extending to the right.

Joe Gibbons
Chair, ANC 2E