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<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-William Kummings * 03-Anne Marie Bairstow 04-Roger Burns * 05-Leila Afzal * 06-Trudy Reeves * 07- Victor Silveira 08-Catherine May * 09-Nancy MacWood	4025 Brandywine Street, NW Washington, DC 20016-1843 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution 2011-056

Regarding a Special Exception for 3011 Ordway Street, NW

WHEREAS the owners of 3011 Ordway Street, NW, have applied for a Special Exception with the Board of Zoning adjustment; and

WHEREAS the owners of 3011 Ordway Street, NW wish to build an addition which will be non-conforming as to the rear yard and will exceed the lot occupancy allowed by zoning; and

WHEREAS zoning requirements in this R-B-2 zone is 40 percent total lot occupancy, and even with a special exception cannot exceed 50 percent of total lot occupancy; and

WHEREAS zoning requirements in this R-B-2 zone is 20 feet for a rear yard; and

WHEREAS the current lot occupancy for this property is currently 35.9 percent and will be 43.5 percent after construction; and

WHEREAS zoning requirements for this R-B-2 zone is 20 feet and the current rear yard setback is 33 feet and the proposed addition will be 13.75 feet from the rear property at the closest point to rear property line and approximately 27.9 feet at the furthest point from the property line, but an average of 20.2 feet if calculated for the entire width of the house; and

WHEREAS zoning regulations require that an addition requiring a special exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property; and

WHEREAS zoning regulations require that an addition requiring a special exception shall not have a substantially adverse effect on adjacent properties as to light and air, privacy of use and enjoyment and shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and

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BOARD OF ZONING ADJUSTMENT
 District of Columbia
 16294
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 EXHIBIT NO. 34

WHEREAS the proposed addition is small in scale and does not intrude upon the character, scale and pattern of houses along the street frontage; and

WHEREAS the adjacent neighbors have no objection to the proposed addition, although the ANC has received an objection from a resident on 30th Street whose property is not adjacent to the applicant's property; and

THEREFORE BE IT RESOLVED that ANC 3C has no objection to the request for a special exception; and

BE IT FURTHER RESOLVED that the Commissioner for ANC3C05, the Chair, or her designee are authorized to represent the Commission on this matter.

Attested by



Anne-Marie Bairstow
Chair, on October 17, 2011