



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.: 18345 Case Name: APPLICATION OF KEVIN AND ANNE MACMILLAN
Address or Square/Lot(s) of Property: 2933 TILDEN ST., NW SQ 2235, LOT 68
Relief Requested: SPECIAL EXEMPTION TO ALLOW A REAR GARAGE

ANC MEETING INFORMATION

Date of ANC Public Meeting: 1 2 1 0 3 1 1 2 Was proper notice given?: Yes ☒ No ☐

Description of how notice was given: NOTICE IN NORTHWEST CURRENT AND POSTED TO
NUMEROUS COMMUNITY EMAIL LISTS.

Number of members that constitutes a quorum: 4 Number of members present at the meeting: 5

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

PLEASE SEE THE ATTACHED LETTER.

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D.C. OFFICE OF ZONING
2012 MAR 14 AM 11:11

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

ANC 3F SUPPORTS THE SPECIAL EXEMPTION.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18345
EXHIBIT NO. 25

AUTHORIZATION

ANC 3F Recorded vote on the motion to adopt the report (i.e. 4-1-1): 5-0-0

Name of the person authorized by the ANC to present the report: BOB SUMMERSEILL

Name of the Chairperson or Vice-Chairperson authorized to sign the report: ROMAN JANKOWSKI

Signature of Chairperson/
Vice-Chairperson: Roman Jankowski Date: 3/13/12

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18345
EXHIBIT NO. 25

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
North Cleveland Park • Forest Hills • Tenleytown

3F01 – Adam Tope, Secretary
3F02 – Karen L. Perry, Vice Chair
3F03 – Karen Bailey
3F04 – Tom Whitley
3F05 – Roman Jankowski, Chair
3F06 – Cathy Wiss
3F07 – Bob Summersgill, Treasurer



Box 244
4401- A Connecticut Avenue, N.W.
Washington, D.C. 20008-2322
www.anc3f.us
commissioners@anc3f.us
Phone: 202-362-6120

March 12, 2011

Meridith Moldenhauer, Chairperson
Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW, Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 14 AM 11:41

Re: BZA Case No. 18345

Dear Chairperson Moldenhauer and Members of the Board:

Advisory Neighborhood Commission 3F held a duly noticed public meeting on March 12, 2012 to consider the special exemption in BZA Case No. 18345, a new garage for 2933 Tilden Street, NW, Washington, DC 20008.

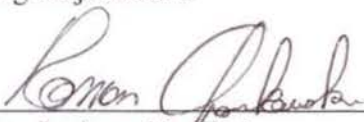
The meeting was attended by 5 members with 4 being a quorum.

ANC 3F noted:

- The special exemption is due to a non-conforming lot and structure.
- The grade of the lot requires an exemption for the height of the garage.
- The garage would replace a garage that has since been razed.
- The architecture of the garage will reduce rain water run-off by capturing water from the roof in a cistern for later use.
- Other properties on the alley have similar garages, and at least one has received a similar exemption.
- The garage would have a positive impact on the neighborhood.
- There is no opposition to the exemption.
- A letter from the adjacent neighbors supports the exemption.

ANC 3F resolved by a vote of 5-0-0 to support the special exemption.

Commissioner Bob Summersgill is authorized by ANC 3F to present a report to the Board of Zoning Adjustment.



Roman Jankowski, Chair

**Louise Belcher
Susan Gillespie & Jacob Gillespie
Residents of 2935 and 2931 Tilden Street NW
Washington, DC 20008**

March 8, 2012

Advisory Neighborhood Commission 3F
4401-A Connecticut Avenue NW, Box 244
Washington, DC 20008

RE: Consideration of BZA Case 18345, seeking a special exemption for a new garage behind 2933 Tilden Street NW

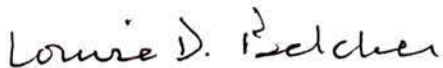
Dear ANC 3F Commissioners:

As neighbors on either side of 2933 Tilden Street NW, we would like to voice our support for the DC Board of Zoning Adjustment Case #18345.

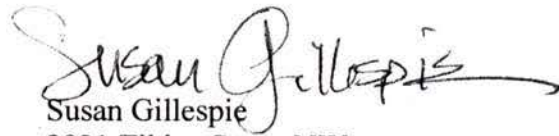
We understand our neighbors, Anne and Kevin MacMillan, wish to build a one-story, two-car garage on the existing parking pad on their property. However, the plans would need both a "lot density" and "height" exemption from the BZA due to the fact the lot does not conform to current zoning standards. We do not believe the proposed garage will interfere in any way with our properties, and, in fact, think the building will be an improvement over the current state of the parking pad on the property.

We urge the ANC 3F to support approval of a special exemption for BZA Case #18345 for a garage to be built behind 2933 Tilden Street NW.

Sincerely,



Louise Belcher
2935 Tilden Street NW



Susan Gillespie
2931 Tilden Street NW



Jacob Gillespie
2931 Tilden Street NW

CASE INFORMATION

Applicant/Case Name : Sybil and Xavier De La Renaudiere

Property Address : 2941 Tilden Street, N.W, Washington, DC

Case Number : 15354

Case Status : Closed

Action Taken : Approved

Hearing Date : 09/19/1990

Case Description : Application No. 15354 of Sybil and Xavier De La Renaudiere, pursuant to 11 DCMR 3107.2, for a variance to allow an addition to an existing nonconforming structure that now exceeds the allowable percentage of lot occupancy [Paragraphs 2001.3 (a) and (c)], and a variance from the percentage of lot occupancy requirements (Sub-section 403.2) for the construction of an accessory garage in an R-2 District at premises 2941 Tilden Street, N.W., (Square 2235, Lot 32).