Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40486
Palisades Station
Washington, D.C. 20016

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May 17, 2012

Ms. Sara Benjamin Bardin, Director
Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001
Email: BZAsubmissions@dc.gov

Re: BZA Case Number 18356 - 4626 Garfield St. NW

Dear Ms. Bardin,

Advisory Neighborhood Commission 3-D held its regularly scheduled meeting on May 2, 2012, 2010, and, with a quorum present at all times, considered an application to allow an addition to an existing one-family dwelling under section 223, not meeting the side yard (section 405) requirements in the WH/R-1-A District at premises 4626 Garfield Street, N.W. (Square 1408, Lot 800).

The architect for the applicant, Outerbridge Horsey, AIA, LEED AP, Outerbridge Horsey Associates, and applicant Stephen H. Greer. Case Summary appeared before the Commission and presented the Mr. Greer's plans.

ANC 3D voted 4-2-0 to support BZA Application #18125 submitted by Mr. Greer with the contingencies that are set forth in the May 1, 2012 letter to his immediate neighbor Mrs. Eckel (attached) and reference to drawing #3, dated May 2, 2012 as submitted to ANC3D by the applicant which reflects these contingencies. Commissioners Ann Haas, and W. Philip Thomas opposed.

Therefore, ANC 3D urges the Board of Zoning Adjustment to grant this application and ANC 3D requests that its approval be given great weight in the consideration of this application.

Sincerely,

Stu Ross,
Chair, ANC 3D

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18356
EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.18356
EXHIBIT NO.27

Attachment 1

Stephen H. Greer
4626 Garfield Street, NW
Washington, DC 20016

May 1, 2012

Dear Mrs. Eckel,

Thank you for taking time to discuss the garage project today. I appreciate your concerns and as mentioned am pleased to work with you to try to give you various comforts that the project will not be offensive or cause problems for you.

Per our discussion, I can hereby confirm that if you are willing to withhold your objection, I will give you whatever legal assurance you need that we will not reassert our rights related to the property line and will respect the current location of the west side of your driveway.

As we discussed Outerbridge Horsey will deliver along with this letter a revised drawing showing the garage corner moved south by 6" and east by 6" with a protective bollard at the corner. We will also place an 8" wall along your driveway to act as a low (18" or so) retaining wall to accommodate the grade differential of our two driveways and the buffer plants separating our driveways will be planted on our side of the wall. The top of this wall would be no more than 8" above the top of your driveway.

Also, as we mentioned, we have removed the dormer from the east wall of the proposed garage facing your property. And finally, we agree to make the east wall a retaining wall so that the existing bank on your property can be extended over our property against the garage wall and we will supply and maintain the soil and plants in this area to help buffer the view of the garage roof from your property.

We really want to make an attractive property border that will be user friendly and safe for all concerned while achieving our goal, which seems to be a common goal throughout the neighborhood, to have a two car garage.

Thank you for your consideration.

Best regards,

Stephen Greer