

★ ★ ★ ██████████ ██████████	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-William Kummings * 03-Anne Marie Bairstow 04-Richard Steacy * 05-Leila Afzal * 06-Carl Roller * 07- Victor Silveira 08-Catherine May * 09-Nancy MacWood	3601 Connecticut Avenue, NW Suite L-06 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution 2012-017

- BZA # 18423

Regarding a BZA Application for a Special Exception for 3507 Idaho Avenue, NW

WHEREAS the owners of 3507 Idaho Avenue, NW have filed for a special exception to waive the zoning regulations pertaining to side yard and the ban on adding to a non-conforming structure; and

WHEREAS the lot is triangular so that only a portion of the proposed new structure would be built into the side yard allowance; and

WHEREAS the proposed new construction would add a second story over an existing ground level structure in the same footprint; and

WHEREAS the existing ground level structure was built into the side yard allowance, leaving only 3 feet of side yard and it is not allowed that this non-conformity be extended to a second story without zoning approval from the Board of Zoning Adjustment; and

WHEREAS the proposed second story could be built as a matter of right if the structure were setback from the rear approximately 6 feet; and

WHEREAS the proposed structure would be used as a closet, but would likely have windows facing the adjacent property, and further the design would have to be approved by the Historic Preservation Review Board; and

WHEREAS the applicant requested expedited BZA review, which does not allow for a public hearing at which interested neighbors can testify; and

WHEREAS the ANC, any BZA member, or any interested party can request that the application be removed from expedited review and scheduled for a public hearing; and

WHEREAS the neighbors adjacent to the applicant's property have indicated that they will make such a request:

BE IT RESOLVED that ANC 3C supports the neighbor's right to request a public hearing so that they can express their concerns about potential loss of privacy, light and air;

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 District of Columbia
 CASE NO. 18423
 EXHIBIT NO. 26

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BE IT FURTHER RESOLVED that if the neighbors do not request a public hearing that ANC3C has no objection to the application as proposed, but reserves the right to re-review the design when an application is filed for concept design approval;

BE IT RESOLVED that the Chair and Commissioner MacWood are authorized to represent the ANC on this matter.

Attested by

A handwritten signature in black ink that reads "V. Silveira/ANC3C". The signature is written in a cursive, somewhat stylized font.

Victor Silveira
Chair, on July 17, 2012

This resolution was approved by a roll-call vote of 6-0 on July 17, 2012 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present