

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

September 20, 2012

Lloyd Jordan, Esq, Chairperson
Board of Zoning Adjustment
441 4th Street, N W
Suite 200 South
Washington, DC 20001
Email: BZAsubmissions@dc.gov

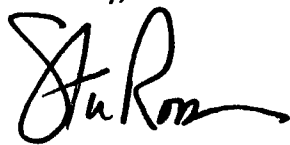
Re: **BZA 18444 - 5041 Glenbrook Terrace, NW**

Dear Mr. Jordan,

Advisory Neighborhood Commission 3-D held its regularly scheduled meeting on September 5, 2012, and, with a quorum present at all times, considered the application of homeowners Michael and Jennifer Schaeffer Miller who are seeking a special exception to add a one-story addition to the rear of their residence. Commissioners voted to support the application, 6-2-0, subject to acquiring signatures of 5 or 6 neighbors within 200 yards on the residence. ANC3D has received a copy of those signatures and they are attached to this letter.

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
ANC3D Chair

Attachment

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18444
EXHIBIT NO. 22

Proposed one-story rear addition to 5041 Glenbrook Ter.

To Whom it may concern

1.) We hereby request zoning relief from lot occupancy (403 2) under section 223. The lot occupancy for zone R-1-B is 40% The proposed project will remain consistent with the general intent and purpose of the current zone The current residence has a lot occupancy of 40% The lot occupancy will not exceed 50% as required by the zoning regulations

As required and indicated in Section 223 please note the following:

- The proposed project will be consistent with the other neighboring residences in terms of scale, massing and materials It will not adversely affect light, traffic, noise, air or views
- Neither the privacy of use or the enjoyment of the neighboring properties shall be unduly compromised. There are existing plantings along the rear property line to help shield the project from adversely affecting the property owners on the opposite side of Maud Street
- The addition together the original building as viewed from Maud Street shall not visually intrude upon the character, scale, or pattern of the houses along the Maud Street frontage The neighboring houses along this section of Maud Street front on Glenbrook Terrace The proposed project will remain consistent with its neighbors by continuing to have its rear yard along Maud Street

2) We hereby request zoning relief from the minimum depth of the rear yard. 404 1 under Section 223 The minimum depth of the rear yard for zone R-1-B is twenty-five feet The proposed addition of the breakfast room at its maximum shall exceed the minimum rear yard by nine feet over a sixteen foot length The addition shall exceed the depth of the existing wood deck by one foot

- The proposed project will include a breakfast room to the rear of the kitchen where one presently does not exist. The proposed addition of sixteen x thirteen feet eight inches will provide a new breakfast room for a growing family of four.
- The proposed project will include an addition to the family room of seven feet six inches across the length of the present room. This will afford the property owner's immediate and extended family to comfortably share the room together.

Thank for your consideration of the Special Exception and Variance from the current zoning regulations.

Sincerely,

Jennifer and Michael Miller

By executing the below signature block you are acknowledging your support of the proposed Variance and the Special Exception that are needed to construct the addition

Courtney D. Piron, 5020 Glenbrook Terrace, NW, Washington, DC 20016

Courtney Piron

Charles D. Estes Living Trust, 5053 Glenbrook Terrace, NW, Washington, DC 20016

Charles D. Estes

Michael A. Andrews, 5047 Glenbrook Terrace, NW, Washington, DC 20016

Michael A. Andrews

Molly Fitzmaurice, 5032 Glenbrook Terrace, NW, Washington, DC 20016

Molly S. Fitzmaurice

Matthew T Echols, 5025 Glenbrook Terrace, NW, Washington, DC 20016

Matthew T Echols

Jonathan V. Gould, 5014 Glenbrook Terrace, NW, Washington, DC 20016

Jonathan V. Gould

Beverly P. Carter, Trustee, 5036 Glenbrook Terrace, NW, Washington, DC 20016

Beverly P. Carter

Giles W. Howson, 5101 Watson Street, NW, Washington, DC 20016

Giles W. Howson