

	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

Lloyd Jordan, Chair
 The Bureau of Zoning Adjustment
 One Judiciary Square
 441 4th Street NW, Suite 210S
 Washington, DC 20001

Dear Mr. Jordan:

At the publicly noticed regular meeting of Advisory Neighborhood Commission 3C on November 15, 2012, the Commission considered BZA Application #18454 for a special exception to waive side yard restrictions for a residence 3812 Woodley Road, NW.

By motion the Commission unanimously voted no objection to this application.

If you have any questions or comments, please don't hesitate to contact me by email at 3c07@anc.dc.gov.

Attested by



Victor Silveira
 Chair, on November 15, 2012

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BOARD OF ZONING ADJUSTMENT
 District of Columbia
 CASE NO. 18454
 EXHIBIT NO. 24

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 CASE NO.18454
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ANC 3C Resolution 2012-026

Regarding a BZA Application for 3814 Woodley Road, NW

WHEREAS ANC3C has been notified of an application for relief through the special zoning exception process sought by the Owner ("Applicant") of the property at 3814 Woodley Road, NW, Washington, DC (the "Property") in order to permit Applicant to improve the Property with renovations requiring an addition to the rear of the house located on the Property (the "House"); and

WHEREAS the House was built in the 1920s, is approximately 20 feet wide, and is one of numerous duplex houses located in the neighborhood, which was subsequently zoned R-1-B; and

WHEREAS a) on its East side, the existing House shares a party wall with the house located at 3812 Woodley Road, NW, so there is no side yard setback, and b) on its West side, the existing House is set back 1.7 feet from a public alley, and Applicant desires to extend the House in alignment with the existing house and following the existing side yard setbacks, without decreasing the existing side yard setbacks; and

WHEREAS Section 405.9 requires that residences in an R-1-B zone have side yards of at least 8.0 feet, which is not possible since this duplex house was built before the neighborhood was zoned R-1-B, and in light of narrow width and proximity to the public alley arising from its original construction; and

WHEREAS due to the relatively small size of the lot compared with other lots in the neighborhood, the proposed lot occupancy of the project will be 44.35%, which exceeds the 40% maximum allowed in an R-1-B district set forth in Section 405.9, but is under the 50% maximum allowed through a special exception as provided in Section 223.3; and

WHEREAS ANC3C has reviewed the project plans as submitted to the Board of Zoning Adjustment and the application submitted by Applicant; and

WHEREAS ANC3C has concluded that the proposed renovation and requested special exception are consistent with the character of the neighborhood and will improve the neighborhood without causing any adverse effect on the neighborhood;

continued

*ANC 3C Resolution 2012-026
Regarding a BZA Application for 3814 Woodley Road, NW*

THEREFORE BE IT RESOLVED THAT the ANC 3C has no objections to the proposed project and supports the Board of Zoning Adjustment granting the Special Exception sought for this project.

BE IT FURTHER RESOLVED that the Commissioner representing ANC 3C07, the Chair, or the Chair's designee, is authorized to represent the Commission on this matter.

Attested by

A handwritten signature in black ink that reads "V. Silveira/ANC 3C". The signature is stylized, with a large "V" and "S" that are connected.

**Victor Silveira
Chair, on November 13, 2012**

This resolution was approved by a roll-call vote of 8-0 on November 13, 2012 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.