

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

February 11, 2013

Mr. Lloyd Jordan, Chairperson
Board of Zoning Adjustment (BZA)
441 4th Street NW
Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

Re: BZA Application No. 18509

Dear Mr. Jordan:

This letter is in reference to an application (BZA Application No. 18509) filed by Ms. Angela Desmond for a special exception to build an addition at 4735 Tilden Street NW (Square 1528, Lot No. 51). Advisory Neighborhood Commission (ANC) 3D reviewed the application at its regularly scheduled and properly noticed meeting on February 6, 2013 held at the George Washington University (GWU) Mount Vernon Campus West Hall. With a quorum present at all times, ANC 3D voted 9-0 to recommend approval of the application for a special exception.

The application seeks approval of a special exception for relief from the 8-foot side yard requirements to add a 33.6 square foot addition to the house. Built originally in 1952, the house currently has a 2-foot side yard and the addition will result in a setback of 2.3 feet from the property line abutting a seldom-used alleyway.

No neighbors have indicated any objections to the project. After reviewing the application, ANC 3D believes the addition will not have an adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property. Consequently, ANC 3D believes the application for special exception has met the criteria outlined in Section 223 of the DC Zoning Regulations and recommends its approval.

ANC 3D asks that this recommendation be given "great weight" as outlined in DC law.

Sincerely,



Penny Pagano
Chair

cc: Ms. Angela Desmond
Mr. David Vogt

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18509
EXHIBIT NO. 22

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