

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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June 27, 2013

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

Re: BZA 18573 for 4463 Greenwich Parkway, NW

Dear Mr. Jordan,

At its properly-noticed public meeting on June 24, 2013, held at the Sutton Towers, 3101 New Mexico Avenue, Community Room, Washington, DC 20016, with a quorum present at all times, Advisory Neighborhood Commission (ANC) 3D reviewed for the second time BZA 18573 for 4463 Greenwich Parkway, NW; the revised plans and application of Kathleen M. Sullivan, for a special exemption to establish a rental apartment unit in the basement of a one-family row dwelling under Section 202.10, in the R-1-B District at premises (Square 1350, Lot 80), the most recent filing dated June 18, 2013.

Commissioners voted unanimously, 9-0-0, in support of BZA 18573 for 4463 Greenwich Parkway, NW, subject to the Board of Zoning Adjustment finding:

- verification of the square footage of the attic and the height of the attic ceiling, as included/or excluded in the square foot designation of no more than 25% of the livable space in the dwelling being available for a rental apartment;
- consideration of the issues of notice, gross square footage of the dwelling, and the attic area ceiling height; and
- the allowable number of waivers associated with discussion and/or approval of this application and the application itself complies with the laws and regulations of the District of Columbia.

The applicant initially appeared before ANC3D at its regularly scheduled meeting held on June 4, 2013. Pursuant to 11 DCMR ss 3103.2, the applicant was seeking ANC support for a variance to establish a rental unit in the basement of an existing single family R-1-B zone row dwelling at 4463 Greenwich Parkway, NW (Square 1350, Lot 80).

At that meeting, several residents of the Foxhall Village community spoke in opposition to the creation of a basement apartment and expressed concern that a “use variance” would essentially convert the property to multi-family zoning.

As a result, ANC3D voted 7-2 to delay a vote at its June 4 meeting to give the applicant and the community additional time to work on this issue, and agreed to hold a special meeting. The ANC3D special meeting was held June 24, 2013.

In the interim, the applicant revised her application from a variance to a special exception and requested relief from 202.10 house type and 202.10 (a) (3) minimum lot area. The Foxhall Community Citizens Association also filed a letter dated June 20, 2013 with the BZA seeking further delay and expressing concerns about the proper required notice.

Accordingly, ANC3D requests that the Board of Zoning Adjustment subject to the above findings grant the application, and asks that its request be given “Great Weight” in the consideration of this application. D.C. Code 1 309.10(d)(3)(A).

Sincerely,

A handwritten signature in black ink, reading "Penny Pagano". The signature is fluid and cursive, with the first name "Penny" and last name "Pagano" clearly distinguishable.

Penny Pagano
Chair, ANC3D