

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

July 11, 2013

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

Dear Mr. Jordan,

RE: BZA #18588 – 3215 45th Street, NW

At its properly-noticed public meeting on July 10, 2013, held at the American University, School of International Service, Founders Room, Washington, DC 20016, with a quorum present at all times, Advisory Neighborhood Commission (ANC) 3D voted 9-0-0 to support BZA application #18588 to permit an addition (10 feet) to an accessory garage that exceeds the height limit in the WH/R-1-B District at 3215 45th Street, N.W. (Square 1606, Lot 819). Arthur Harding, owner of the single family home, was present at the ANC3D meeting and represented by Alexi Stavropoulos, Stavropoulos Associates Architects.

BZA #18588 is an appeal of Mr. Stavropoulos, pursuant to 11 CMR sections 3100 and 3101, from a February 5, 2013 decision by the Department of Consumer and Regulatory Affairs, from a March 5, 2013 determination not to permit an addition to an accessory garage that exceeds the height limit (15 feet) in the WH/R-1-B District. The BZA hearing on this matter is scheduled for is scheduled for Tuesday, June 16 at 9:30 a.m.

A Plan Correction List from the Dept. of Consumer and Regulatory Affairs, Building and Land Regulation, Office of the Zoning Administrator, dated March 3, 2015, stated that "The height of the existing garage (16.5 feet) has exceeded the required 15 feet of an accessory structure (garage) in R-1-B zone and therefore is a non-conforming structure. The proposed addition to the existing non-conforming structure is subject to relief and approval of the Board of Zoning Adjustment (BZA) pursuant to section 2001.3(b)(2) of the Zoning Regulations."

Section 2001.3 states that enlargements or additions may be made to the structure; provided: (b) The addition or enlargement itself shall: (1) Conform to use and structure

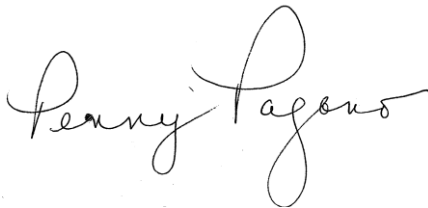
requirements; and (2) Neither increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined.

ANC3D was informed by the applicant that the existing garage was built prior to the current 15 foot height restriction for an accessory building. (The owner, Mr. Harding, said the house/garage dated to 1928.) The applicant would like to add a 10 foot addition to the current two-car garage at the existing height of 16.5 feet to gain more usable space in the garage. ANC3D concluded that the proposed addition, while exceeding the present height limits for accessory structures, would not have a negative aesthetic or other negative impact on the neighborhood. ANC3D heard testimony from adjacent neighbors in support of the application and the applicant provided signatures of support from other neighbors.

ANC3D requests that the BZA grant ANC3D relief from the requirement of delivery of this letter seven days prior to the hearing. The ANC3D held their July meeting on the second Wednesday of July because of the national holiday – usually meetings are held on the first Wednesday of each month.

Accordingly, ANC3D requests that the BZA grant the appeal of this application, and asks that its request be afforded “Great Weight” in the consideration of this application. D.C. Code 1 309.10(d)(3)(A).

Sincerely,

A handwritten signature in cursive script that reads "Penny Pagano". The signature is fluid and elegant, with the first and last names being clearly legible.

Penny Pagano
Chair, ANC3D