

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 18, 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 #18586 for 4351 Klinge Street, N.W.

Dear Mr. Jordan,

At its properly-noticed public meeting on June 5, 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 8-1-0 to support amended Application No. 18586 of Mary G. McGrath (Expedited Review) pursuant to 11 DCMR § 3104.1, for a special exception to allow completion of a rear and front addition to an existing one-family detached dwelling under section 223, not meeting the side yard requirements (subsection 405.8) and front yard setback requirements (subsection 1543.4) in the WH/R-1-B District at premises 4351 Klinge Street, N.W. (Square 1625, Lot 802), Washington, D.C., 20016

The Commission specifically considered and voted to support both the requested side yard and Wesley Heights Overlay District front yard special exception relief under Section 223 and the Board's approval under the Expedited Review Calendar on June 25, 2013. The Commission determined that the relief was minor and can be granted without any adverse impact to neighboring property and in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. In all respects, the requested side yard relief was supported by the two immediately affected neighboring property owners.

The Commission also carefully considered the unique and specific circumstances of the front yard relief requested with substantial input from the community. The Commission, concluded that the requested front yard relief was in keeping with the purposes of the Wesley Heights Overlay District to "preserve and enhance the low density of Wesley Heights" while allowing a "reasonable opportunity" for the Applicant to expand her dwelling well within the more restrictive lot occupancy and FAR requirements of the overlay.

Finally, the Commission determined that the application should specifically be approved subject to the plans in the Board's record and that this support should not be interpreted as establishing a broader precedent for further expansion of the proposed front porch for this property or future zoning relief from the Wesley Heights Overlay District for other properties which should be evaluated on a case-by-case basis.

Accordingly, ANC3D requests that the DC Department of Transportation 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 that reads "Penny Pagano". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Penny Pagano
Chair, ANC3D