

Case No. 18779



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 145 – AFFIDAVIT OF POSTING

**Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.**

(Name of person posting the property)

Christine T Trankiem

, being first duly sworn, do hereby depose and say that:

On

(date)

September 22, 2014

at

2:30pm

(time)

I caused

(number of notices)

2

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

(address of premises)

2761 Woodley Pl NW Washington DC 20008

In plain view of the public on the following street frontages:

I caused to be taken,

(no. of photos)

2

photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

[illegible]

**I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)**

Date:

9/22/14

Signature:

Subscribed and sworn to before me this

(date)

22nd

day of

(month)

(year)

September 2014

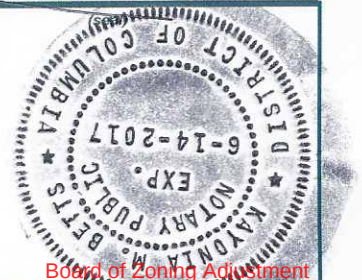
(Signature)

Kayonia H. Bell

Notary Public, D.C.

My commission expires on:

KAYONIA M. BETTS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 14, 2017



Board of Zoning Adjustment
District of Columbia
CASE NO.18779
EXHIBIT NO.31



Case # 18779

Picture #2

View of 2761 Woodley Pl NW, from back alley



Case # 18779

Picture #1

View of 2761 Woodley Pl NW, from sidewalk

September 22, 2014

DC Office of Zoning
441 4th Street NW
Suite 210-S
Washington DC 20001

RE: Case #18779
Application to build rear deck, 2761 Woodley Pl NW

To Members of the DC Office of Zoning:

Attached please find my notarized Form 145, along with two photographs. I have posted TWO ZONING SIGNS, one in plain view on the front of my home, the other in plain view from the alley behind my home.

The ANC3C met on September 15, 2014 and unanimously voted in support of our application (please see attached ANC3C Resolution 2014-031). I received notification of their support in writing via email after business hours on September 16, 2014.

I was aware of the requirement that the Zoning Signs be posted for two weeks prior to the scheduled hearing date, which is why I desperately called and emailed ANC 3C Commissioner Lee Brian Reba several times on 9/15 and 9/16. I mistakenly thought that I required the ANC 3C approval in writing before requesting the signs.

Once I received the ANC 3C approval, I made multiple attempts to contact the DC Office of Zoning regarding acquiring signs. I received a very helpful email from Ms. Tracey Rose on Friday, September 19 at 5:53pm (please see attached email), but as it was after hours, I was unable to follow up until today.

Ms. Mercedes Frazier was very helpful to me today. She provided me with two signs, which I immediately posted in the front and the back of my property.

Thank you in advance for your kind understanding.

Sincerely,



Christine T. Trankiem
2761 Woodley Pl NW
Washington DC 20008
202-531-3535
Trankiem_ct@hotmail.com

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK MASSACHUSETTS AVENUE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-Gwendolyn Bole * 03-Jeffrey Kaliei 04-Vacant * 05-Margaret Siegel * 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

ANC 3C Resolution 2014-031

Resolution Regarding Special Exception for Rear Deck
 Board of Zoning – Application No.: 18779
 For 2761 Woodley Place, NW

WHEREAS, Christine T. Trankiem purchased a single-family home at 2761 Woodley Place, NW in October 2008 located within the Woodley Park Historic District and within a R4 zone; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, filed an application with the Department of Consumer and Regulatory Affairs [DCRA] / Permit Operations Division in November 2013 to build a rear wooden deck which would be consistent in size and scope to neighboring properties as well as to the neighbors to the immediate left and right; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, applied to the Board of Zoning for a Special Exception to build a rear deck; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, propose to build a wooden “open” rear deck facing the alley, which will be similar in scope, style and size to the neighboring houses; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, is seeking to build a rear deck, which would bring lot occupancy to 78% and rear yard allowance to 9 to 12 feet because the lot is uneven and angles to the South; and

WHEREAS, Christine T. Trankiem, and/or their designee(s) has contacted the neighbors to the left and right as well as the surrounding area and has received full support of this project in writing:

THEREFORE BE IT RESOLVED that ANC 3C has no objections and supports the concept of this rear deck and recommends that the Board of Zoning approve the Special Exception application for 2761 Woodley Place, NW; and

BE IT FURTHER RESOLVED that the Office of Planning was unable to identify any Board of Zoning Adjustment action that authorized the neighboring decks although the Board has granted approval for deck construction elsewhere on the square (Order Nos. 12185, 17031-A and 17225); and

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 18779
 EXHIBIT NO. 30

BE IT FURTHER RESOLVED that the DC Department of Transportation has reviewed the Applicant's request and determined based on the information provided, the proposed project will have no adverse impacts on the District's transportation network and therefore, has no objection to the approval of the requested variances; and

BE IT FURTHER RESOLVED that ANC 3C requests the Historic Preservation Review Board to include all applicable Regulations in any written decision(s) it renders and/or permit(s) it issues; and

BE IT FURTHER RESOLVED that the Chair, Commissioner Reba (ANC3C01) and/or their designee(s) are authorized to represent ANC 3C on this matter.

Attested by

A handwritten signature in cursive script, appearing to read "Catherine May".

Catherine May

Vice-Chair, on September 15, 2014

This resolution was approved by a unanimous voice vote approving all matters on the Consent Calendar on September 15, 2014 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.

[Print](#)[Close](#)

RE: Case #18779 // 2761 Woodley Place, NW // Rear Deck

.From: **Reba, Lee Brian (ANC 3C01)** (3C01@anc.dc.gov)
Sent: Thu 9/18/14 1:29 PM
To: Christine T. Trankiem (trankiem_ct@hotmail.com); Brockett, Anne (OP) (anne.brockett@dc.gov)
Cc: Mordfin, Stephen (OP) (stephen.mordfin@dc.gov)
1 attachment
FINAL_RES 2014-031_HPRB_2761 Woodley Place.pdf (116.8 KB)

Hi Anne.

Hope you're having a good week.

I wanted to drop you a line - based on Christine Trankiem's email below. Is there an HPRB issue with this application - materials, et al?? Based on the plans that were presented at the ANC P & Z meeting - see my 09/05 email below - the ANC had no issues.

In addition, there has been community-wide support of this application - and on 09/15 - at a scheduled and noticed public meeting of ANC 3C - at which a quorum was present - the ANC passed a resolution in full support. This home - 2761 Woodley Place - is mid block - so the deck will not be visible from the street.

Please let me know if you have any questions. See attached resolution.

Thanks so much.

Best, LBR

=====
Lee Brian Reba
Commissioner - 3C01
Woodley Park / National Zoo Community

OFFICE: (202) 274-5561
DIRECT: (202) 328-2212
CELL: (202) 288-2212

From: Christine T. Trankiem [trankiem_ct@hotmail.com]
Sent: Thursday, September 18, 2014 2:23 AM
To: Brockett, Anne (OP)
Cc: Mordfin, Stephen (OP); Reba, Lee Brian (ANC 3C01)
Subject: Fwd: Case #18779 // 2761 Woodley Place, NW // Rear Deck

Dear Ms Brockett--

I am writing to you in follow up regarding our application to build a rear deck on the back of our home. The deck will not be visible from the Woodley Place street front.

Our adjacent neighbors have provided their support in writing; those letters as well as the plans and photographs can be viewed in our IZIS file.

The best news of all is that the ANC3C came to a resolution in support of our application on 9/15. Our DCOZ hearing is scheduled for 9/30.

Please let me know if you and the HPRB require any further information. I can be reached by cell at 2025313535 or via this email.

Thank you in advance for your kind assistance.

Sincerely,
Christine

CT Trankiem, MD FACS

Sent from my iPhone

Begin forwarded message:

From: "Reba, Lee Brian (ANC 3C01)" <3C01@anc.dc.gov>
Date: September 5, 2014 at 7:21:00 PM EDT
To: "Brockett, Anne (OP)" <anne.brockett@dc.gov>
Cc: "stephen.morfin@dc.gov" <stephen.morfin@dc.gov>, John Wall <taxwall@gmail.com>, "Christine T. Trankiem" <trankiem_ct@hotmail.com>
Subject: Case #18779 // 2761 Woodley Place, NW // Rear Deck

Hi Anne.

Hope you had a good week.

I wanted to chime in - and piggy back off of Dr. Trankiem's email below. Dr. Tankiem - and her husband, John Wall - attended ANC-3C's September Public Space & Zoning meeting earlier this week. There has been NO opposition - and nothing but support for this project. The proposed rear deck is consistent with the rhythm - style - and character - of other rear decks along this unique alleyway.

Please note, this application will appear on ANC-3C's September ANC public meeting agenda - and will be voted on.

If you have any questions, let me know.

All the Best, Lee Brian

=====

Lee Brian Reba
Commissioner - 3C01
Woodley Park / National Zoo Community

OFFICE: (202) 274-5561
DIRECT: (202) 328-2212
CELL: (202) 288-2212

From: Christine T. Trankiem [trankiem_ct@hotmail.com]
Sent: Friday, September 05, 2014 11:47 AM
To: Brockett, Anne (OP)
Cc: stephen.morfin@dc.gov; Reba, Lee Brian (ANC 3C01); John Wall
Subject: Case #18779, Application for rear deck 2761 Woodley PI NW

Dear Ms. Brockett--

I received a call from Mr. Morfin today regarding our application to build a rear deck on our home at 2761 Woodley PI NW. He informed me that since our home is located in an historic district I should contact you (HPRB) today.

I apologize for not having contacted you sooner; I was not previously aware of the need to do so.

Our plans (as well as photographs of the rear of our home) are available for your review via the IZIS website.

We met with the ANC 3C earlier this week. They are in support of our application, as are our neighbors. I have taken the liberty of cc'ing Commissioner Reba of the ANC 3C on this email, as well as my husband, John Wall, and Mr. Morfin.

Our hearing is scheduled for Tuesday September 30th @ 930am.

Please let me know if you have any questions or require further information. I look forward to speaking with you.

Have a great weekend, Christine
202-531-3535

Christine T. Trankiem, MD FACS

Give your kids a smart start. Come to the MLK Library for the STAR Family Festival on Sept. 13 at 11 a.m. and see how easy and fun early learning can be. For more information, visit <http://dclibrary.org/starfestival>

[Print](#)[Close](#)

18779 - response to your phone call

From: **Rose, Tracey (DCOZ)** (tracey.rose@dc.gov)
Sent: **Fri 9/19/14 5:53 PM**
To: **trankiem_ct@hotmail.com** (trankiem_ct@hotmail.com)

Good afternoon Ms. Trankiem,

I didn't know if you received a response to your inquiry about what more you have to do before the hearing on your BZA application. I have looked at the documents that are on file in your case. Please be sure that you have posted the property with the orange signs and that you fill out and file Form 145 - the Affidavit of Posting - noting when you posted the property.

The orange signs must be up 15 days before the hearing.

(call Mercedes Frazier to get signs prepared if you don't have them - 202-727-6311)

The Affidavit of Posting is due in the file 5 days before the hearing.

Come to the hearing prepared to discuss the burden of proof for the relief you are requesting. If you have other questions, please contact the Office of Zoning.

Best regards,

Tracey Witten Rose

Senior Zoning Specialist

D.C. Office of Zoning

441 4th St., NW, 210-S Wash., DC 20001

direct: 202.727.0349

office: 202.727.6311 fax: 202.727.6072

tracey.rose@dc.gov www.dcoz.dc.gov