



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-Jeffrey Kaliel
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 No. 2014-037
Resolution Regarding Special Exception for Rear Deck
Board of Zoning - Application No: 18849
2771 Woodley Place, NW

WHEREAS, Peter C. Choharis purchased a single-family home at 2771 Woodley Place, NW on May 26, 2000 located within the Woodley Park Historic District and within a R4 zone; and

WHEREAS, Peter C. Choharis, owner-occupant at 2771 Woodley Place, NW, filed an application with the Office of Zoning [BZA] on August 12, 2014 for zoning relief and five variances in order to build a rear wooden deck; and

WHEREAS, Peter C. Choharis, owner-occupant at 2771 Woodley Place, NW, proposes 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, Peter C. Choharis, owner-occupant at 2771 Woodley Place, NW, is seeking to build a rear deck, which would bring lot occupancy to 86.8% and rear yard allowance to zero [0] feet because the lot is uneven and angles to the South; and

WHEREAS, Peter C. Choharis, and/or their designee(s) has contacted the neighbors to the left and right as well as the surrounding area and while the neighbor to the left [2773 Woodley] has not responded to date, the applicant has received support of this project in writing:

THEREFORE BE IT RESOLVED that ANC 3C has no objections to the applicant’s request for zoning relief and variances based on the following:

1. The exceptional shallowness of the rear yard creates a unique circumstance for the subject property that makes it very difficult to comply with some of the zoning regulations.
2. The condition of the property creates an exceptional practical difficulty for the owner because he cannot meet the lot occupancy and rear yard requirements and thus, he is prevented from enjoying his rear yard with a deck as is the practice of his neighbors long the Eastside of Woodley Place, NW.
3. The variance relief will not cause substantial detriment to the public good since rear backyard decks along the Eastside of Woodley Place, NW are a common structure in Woodley Park.

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



Carl Roller
Chair, on October 20, 2014

This resolution was approved by roll call vote of 7-0 on October 20, 2014 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.