

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E



Representing the communities of Burleith, Georgetown and Hillandale

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December 2, 2014

Lloyd Jordan, Chairperson and Members of the Board
Board of Zoning Adjustment
441 4th Street N.W., Suite 210S
Washington, DC 20001

Re: 1351 Wisconsin Avenue NW, BZA Application No. 18884

Dear Chairperson Jordan and Members of the Board:

Advisory Neighborhood Commission 2E, at a public meeting held on December 1, 2014, duly noticed, and at which eight commissioners of eight were present constituting a quorum, unanimously adopted the following resolution:

Regarding 1351 Wisconsin Avenue NW, BZA Application No. 18884:

ANC 2E opposes the applicant's request for a zoning exception and variance to allow for the construction of an addition between the main building and the accessory building, and opposes the use of the accessory building as a residence.

The rear of the subject lot extends into an already tight residential area. We are concerned about filling that all-too-rare open space in this residential area. The space has the potential to become an attractive garden and there are considerable environmental and community advantages to maintaining it as open space. Our concern extends as well to possible harm the proposed addition may do to the current mature trees on or near this property.

We also do not favor changing the use of the accessory building into a residential building. In this already-tight residential area, a new residence would risk creating objectionable impacts so close to the existing residences.

We also note that the applicant's filing in this case has not characterized our position accurately. ANC 2E has never indicated support for the zoning exceptions/variance the applicant is requesting. The applicant's filing incorrectly refers to our work on design elements of the proposal as including comments on zoning issues. However, when we

COMMISSIONERS:

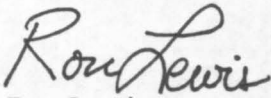
Ed Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Craig Cassey, Jr., District 4
Bill Starrels, District 5 Tom Birch, District 6 Ellen Steury, District 7 Dennis Quinn, District 8

review design proposals for consideration by the Old Georgetown Board, as we did for this property, we assume zoning and focus only on design, as does the OGB. The inquiry there, for both our ANC and the OGB, is often: If this were zoned to permit it, what should the project look like? That in no way implies approval for zoning exceptions or variances. We always take those up separately, as we are doing here. Please note, the ANC received strong opposition by the surrounding neighbors to the application for Zoning relief.

ANC 2E Commissioners Solomon, Lewis, Jones, Cassey, Starrels, Birch, Steury and Quinn, or any one or more of them, are authorized to act for ANC 2E in this matter and any matters which may come before the Board relating thereto.

We trust that you will give this resolution its full weight. Thank you for your consideration of our position in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ron Lewis". The signature is written in dark ink and is positioned above the printed name and title.

Ron Lewis
Chair, ANC 2E