



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3D

PO Box 40486, Palisades Station

Washington, DC 20016

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· FOXHALL VILLAGE · BERKELEY***

April 2, 2015

Mr. Lloyd Jordan
Chairman
Board of Zoning Adjustment
441 4th Street, NW, Suite 220-S
Washington, DC 20001

RE: Special Exception Application No. 18993 under § 223 not meeting the rear yard requirements under § 404.1 to allow the construction of a one story rear addition in the R-1-B District at premises 2412 Chain Bridge Road NW (Square 1413, Lot 809)

Dear Chairman Jordan:

At its April 1, 2015, regularly scheduled meeting at Elderdice Hall on the campus of the Wesley Theological Seminary, and with a quorum present at all times, ANC 3D voted 9-0-0 to support Special Exception Application No. 18993.

1. ANC Review

Based on the zoning relief requested, approval of the Special Exception Application is recommended. A review of § 223 indicates the applicant has met the burden of proof:

- § 223 (Additions to a One-Family Dwelling or Flat (R-1). The applicant has addressed this section of Title 11.

- The addition does not meet the rear yard setback requirement of § 404.1. A previous rear addition to the house, which protrudes into the rear yard, make the rear of the house noncompliant with the requirement to provide a 25 ft. rear yard setback.
- Zoning relief is sought to permit the extension of an existing nonconforming addition across the entire rear of the house.

2. Location and Existing Site Description

Applicant	Colleen Reilly and Gary Addie
Address	2412 Chain Bridge Rd. NW, Washington, DC 20016
Lot Characteristics	Lot is substandard only providing 4,067 sq. ft. where 5,000 sq. ft. are required. Rear lot is setback 17.25 ft. where a setback of 25 ft. is required.
Lot Occupancy	29%
Zoning	R-1-B
Adjacent Properties	Single family detached houses.
Neighborhood Character	Predominantly single family detached dwellings in the R-1-B zone.
Project	To construct a one-story addition extending an existing rear yard encroachment across the rear of the entire dwelling.

3. ANC Review of § 223

Section 223 - The requirements of this section, which address Zoning Relief for Additions to One-Family Dwellings (R-1), follow.

Section 223.1 - An addition to a one-family dwelling shall be permitted even though the addition or accessory structure does not comply with all of the applicable area requirements of § 404, and shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

Section 223.2 – The addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

- a. The light and air available to neighboring properties shall not be unduly affected;

- b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
- c. The addition together with the original building, as viewed from the street, alley and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and
- d. In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Section 223.3 – The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 District.

The applicant has shown the requirements of § 223 can be met and granting the requested zoning relief will not result in negative impacts to neighboring properties. Neighbors on all sides of the property have submitted letters of support for the addition which will give the rear of the dwelling a more uniform and attractive appearance.

ANC 3D requests that its vote of 9-0-0 in support of Application No. 18993 be given the great weight to which it is entitled under DC Law.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Smith", written in a cursive style.

Thomas M. Smith
Chair