

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E



Representing the communities of Burleith, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

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November 30, 2015

Marnique Y. Heath, Chairperson, and Members of the Board
Board of Zoning Adjustment
441 – 4th Street, NW, Suite 210S
Washington, DC 20001

Re: BZA No. 19056 – 3324 Dent Place NW – ANC 2E Supplemental Recommendation

Dear Chairperson Heath and Members of the Board:

Advisory Neighborhood Commission 2E, at a public meeting held on November 30, 2015, for which notice was duly given, with seven of eight commissioners present constituting a quorum, unanimously adopted the following resolution with regard to BZA Application No. 19056 – 3324 Dent Place NW:

ANC 2E supports the applicant's revised position requesting relief from the side-yard requirements of Section 405.1 and the parking requirements of Section 2101.1.

The applicant has worked with the community to reduce the size of the proposed project. The proposal now is for one single-family detached dwelling, with 7'6" side-yard setbacks on both sides. These setbacks are, in our view, large enough to retain the green views into the rear of this property that we believe are particularly important at this location, both visually and in support of the historic context. The difference between the proposed setbacks and the 8' required under the current zoning regulations should be minor for this property.

The applicant now also has agreed with the community that there should not be a driveway on the property, in order to retain and protect the property's green character and historic references. This is consistent, too, with our understanding of DDOT's position regarding curb cuts at that location. We therefore support the application for a variance from the on-site parking requirements of Section 2101.1.

We appreciate that design-related issues other than side-yard setbacks and parking may remain for the Old Georgetown Board, and we do not comment here on those issues.

COMMISSIONERS:

Ed Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Kendyl Clausen, District 4
Bill Starrels, District 5 Tom Birch, District 6 Monica Roaché, District 7 Reed Howard, District 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 19056
EXHIBIT NO. 46

ANC 2E Commissioners Lewis, Solomon, Clausen, Starrels, Birch, Roaché, and Howard, or any one or more of them, are authorized to represent ANC 2E on this or any related matter before the Board of Zoning Adjustment.

Sincerely,

A handwritten signature in cursive script that reads "Ron Lewis".

Ron Lewis
Chair, ANC 2E

cc (by email): Anne Fothergill, Office of Planning
Samantha Mazo, Counsel for the Applicant
Citizens Association of Georgetown c/o Richard Hinds
John and Martha Waldo
Dr. Robert Alloway and Dr. Susan Childs
Richard F. Saalfeld