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November 6, 2015

Marnique Heath, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

**Re: Application No. 19093 – 2708 Sherman Avenue NW (Square 2858, Lot 53)  
Supplemental Submission**

Chairperson Heath and Honorable Members of the Board:

At the conclusion of the hearing on October 27, 2015, the Board requested that the Applicant repost the Property with a hearing notice indicating the request for variance relief from the open court requirement of 11 DCMR §406 and a special exception to permit the conversion of a single family dwelling to a three-unit apartment house pursuant to 11 DCMR §336. Please find at BZA Exhibit 29, an Affidavit of Posting noting all areas of requested relief.

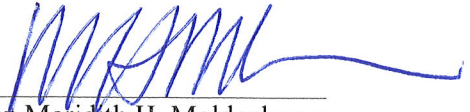
Since the hearing on October 27<sup>th</sup>, the Applicant has continued to conduct community outreach. In furtherance of that, the Applicant attended the November 5, 2015 ANC 1B meeting to present the proposed project again. Please find enclosed a new ANC 1B report recommending support for the variance from the open court requirement (§406) and for the special exception request to convert the vacant single family dwelling into a three-unit apartment house.

The application is scheduled to be heard before the Board of Zoning Adjustment on November 10, 2015.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,  
MOLDENHAUER & WIGGINS,  
LLP

  
By: Meridith H. Moldenhauer

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19093  
EXHIBIT NO. 32

Cc: Advisory Neighborhood Commission 1B  
c/o James Turner, Chair and SMD 1B09 (via email)  
Office of Planning (via email)



BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

|                                       |                                                                                                      |            |             |
|---------------------------------------|------------------------------------------------------------------------------------------------------|------------|-------------|
| Case No.:                             | 19094                                                                                                | Case Name: | Warder, LLC |
| Address or Square/Lot(s) of Property: | 2708 Sherman Avenue NW (Square 2858, Lot 53)                                                         |            |             |
| Relief Requested:                     | open court requirement (§406) and a special exception conversion of a single family dwelling (§ 336) |            |             |

ANC MEETING INFORMATION

|                                      |                       |   |   |   |   |   |   |   |                           |     |                                     |    |                          |
|--------------------------------------|-----------------------|---|---|---|---|---|---|---|---------------------------|-----|-------------------------------------|----|--------------------------|
| Date of ANC Public Meeting:          | 0                     | 5 | / | 1 | 1 | / | 1 | 5 | Was proper notice given?: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Description of how notice was given: | Listservs and website |   |   |   |   |   |   |   |                           |     |                                     |    |                          |

|                                              |   |                                           |   |
|----------------------------------------------|---|-------------------------------------------|---|
| Number of members that constitutes a quorum: | 6 | Number of members present at the meeting: | 8 |
|----------------------------------------------|---|-------------------------------------------|---|

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

This is a revision to a previously submitted ANC Report dated October 3, 2015, which recommended support of a special exception under §336. After the October 3, 2015 ANC report was submitted, the Applicant revised their BZA application to include relief from the open court requirement, 11 DCMR §406. The Applicant provided the ANC with a Pre-Hearing Statement indicating the request for open court relief.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 1B supports a variance from the open court requirements of 11 DCMR §406, and a special exception under 11 DCMR §336, to renovate and convert a vacant one-family semi-detached building into a three-unit apartment house in the R-4 District.

AUTHORIZATION

|                                                                            |   |   |                                                               |          |
|----------------------------------------------------------------------------|---|---|---------------------------------------------------------------|----------|
| ANC                                                                        | 1 | B | Recorded vote on the motion to adopt the report (i.e. 4-1-1): | 8-0      |
| Name of the person authorized by the ANC to present the report:            |   |   | Patrick Nelson                                                |          |
| Name of the Chairperson or Vice-Chairperson authorized to sign the report: |   |   | James A. Turner                                               |          |
| Signature of Chairperson/<br>Vice-Chairperson:                             |   |   | Date:                                                         | 10/05/15 |

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.