



Advisory Neighborhood Commissions

October 21, 2015

Mr Clifford Moy
Secretary
Board of Zoning Adjustment
441 4th St NW, Suite 210
Washington, DC 20001

2015 OCT 27 AM 11:33
OFFICE OF ZONING

Re BZA Case No. 19105- Application of Yolanda Garay and Francisco Ruiz at 2113 Bancroft Pl. NW

Dear Mr Moy

At a regularly scheduled and properly noticed meeting* on October 19, 2015, our Commission voted 2-0 (with 2 Commissioners required for a quorum) to **support** the owners' application to add a new accessory apartment within an existing one-family detached dwelling under Section 3104 The property is zoned R-3 and located within ANC 2D02

The property owner is seeking to convert the existing basement to an accessory apartment The conversion would require relief for the additional square footage added to the house because it would fall short of the lot size requirement The pending application -- along with photographs and other documents describing the proposed structure, construction, and use -- were fully discussed and debated at our open meeting that included representatives of the local historic society and other concerned neighbors

After this vigorous debate, Commissioner Goldstein moved, and it was seconded, that ANC 2D supports applicants' request with these reservations 1 that action on this application does not present a precedent for future requests, and 2 that the property owners will assure the stability of the foundations on the two adjacent properties through engineering studies and ongoing inspection of the common walls

Please be advised that I am authorized to act on behalf of ANC 2D for the purposes of this case I can be contacted at ellen.goldstein@anc-dc.gov My colleague and ANC 2D Chair is Commissioner David Bender, ANC 2D01

On Behalf of the Commission,


Ellen Goldstein
Vice Chair and Treasurer
ANC 2D
202-253-5694

*ANC 2D meetings are announced electronically and through the Current Newspapers (Dupont Current and Northwest Current)

Advisory Neighborhood Commission 2D meets the third Monday of the month

Board of Zoning Adjustment
District of Columbia
CASE NO.19105
EXHIBIT NO.23