

ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

**Resolution in Support of BZA Case #19162- Application of 3901 Illinois Avenue
(Square 3314, Lot 0026)**

Vann-Di M. Galloway
Chairman
Vann-Di.Galloway@anc.dc.gov
202-545-8155
SMD 4C06

Zachary Teutsch
Vice Chairman
4C05@anc.dc.gov
202-599-0915
SMD 4C05

Taalib-Din Uqdah
Secretary
4C01@anc.dc.gov
202-421-8945
SMD 4C01

Kathleen M. Crowley
Treasurer
4C10@anc.dc.gov
202-270-5065
SMD 4C10

John-Paul C. Hayworth
Parliamentarian
4C07@anc.dc.gov
202-277-2822
SMD 4C07

Maria Barry
4C02@anc.dc.gov
Cell: 202-258-5031
SMD 4C02

Elisa Irwin
4C03@anc.dc.gov
202-930-5137
SMD 4C03

Michael Halpern
4C04@anc.dc.gov
SMD 4C04

Timothy A. Jones
4C08@anc.dc.gov
202-722-0701
SMD 4C08

Joseph Martin
4C09@anc.dc.gov
202-309-1817
SMD 4C09

Whereas; An application by William McGovern has been filed seeking a Special Exception for a "pop-up" addition per section 223 at the premises of 3901 Illinois Avenue NW (Square 3314, Lot 0026).

Whereas; The subject property is zoned R-4 and the home is a row house, attached only on one side.

Whereas; The use of the property is currently a single family dwelling and shall remain as such.

Whereas; The applicant is seeking relief from zoning rule 2001.3a, where enlargement or addition to existing nonconforming structures shall conform to the percentage of lot occupancy requirements in an R-4 zone for a row house.

Whereas; Advisory Neighborhood Commission 4C is exercising its "great weight" due to the property is located in 4C10.

BE IT RESOLVED THAT: ANC 4C supports a Special Exception and relief from conforming to the percentage of lot occupancy requirements under § 2001.3. The subject property is on an odd sized parcel whereby the existing dwelling covers more than the 60% maximum lot occupancy allowed. The adjacent neighbor was notified and provided a letter of support for the planned improvements. Due to these conditions, the Commission is of the opinion that 1) the property is affected by an exceptional condition; 2) the strict application of the Zoning Rule will result in practical difficulty to the applicant; 3) the granting of the Special Exception will not cause substantial detriment to adjoining neighbors.

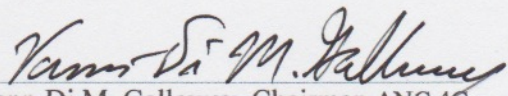
AND BE IT FINALLY RESOLVED THAT: the Chair of Advisory Neighborhood Commission 4C, or any member of the Executive Committee in his absence, shall be authorized to communicate this resolution to the members of the Board of Zoning Adjustment.

Certification:

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After providing sufficient notice for and with a quorum of 9 present at its November 10, 2015 meeting, Advisory Neighborhood Commission 4C voted, with 9 Yeas, 0 Nays and 0 Abstentions, to adopt the above resolution.

Respectfully submitted,


Vann-Di M. Galloway, Chairman ANC 4C

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW
Washington, DC 20011

Board of Zoning Adjustment
District of Columbia
CASE NO.19162
EXHIBIT NO.23