

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



January 19, 2016

Office of Zoning
441 4th Street NW
Suite 200/210-S
Washington, DC 20001

RE: BZA Application 19214: Request for Special Exception at 3836 Beecher Street NW

To whom it may concern:

At its duly noticed public meeting on January 14, 2016, our Advisory Neighborhood Commission (ANC3B) serving Glover Park and Cathedral Heights discussed and invited public comments on the above-mentioned application from Pamela J. Hall of 3836 Beecher Street NW. She is requesting a special exception under § 223 for the addition at the rear of her existing one-family dwelling of a 4 foot x 6 foot deck that will not meet the requirements for rear yard under § 404.1 or court width under § 406 in an R-3 rowhouse zone. Of our five ANC members, four were present for the public meeting, which constitutes a quorum. (Three of the five members are the minimum for a quorum.) As required, ANC3B had announced the meeting and the agenda to the public at least seven days in advance, including the agenda item regarding the application for the deck addition. See enclosed Form 129 for more details.

At our meeting, Ms. Hall presented plans for the deck as well as letters of support from the four adjoining neighbors (attached). We did not receive any objections to the plans. As a result, the ANC voted 4-0 to support the special exception. Chairman Jackie Blumenthal designated me to prepare our submission.

Thank you for your consideration. Please do not hesitate to contact me if you have any questions.

Sincerely,

Ann Mladinov
Commissioner, ANC3B01
For the Commission
202-270-0777

Enclosures: Office of Zoning Form 129 RE BZA Application 19214
Plans for Rear Deck Addition at 3836 Beecher Street NW
Letters of Support from Four Adjoining Neighbors

P.O. BOX 32312, WASHINGTON, D.C. 20007

WEBSITE: WWW.ANC3B.ORG

EMAIL: INFO@ANC3B.ORG

3B01
N. GLOVER PARK-CATHEDRAL HEIGHTS
ANN MLADINOV

3B02
E. GLOVER PARK
JACKIE BLUMENTHAL

3B03
W. GLOVER PARK
ABIGAIL ZENNER

3B04
CATHEDRAL HEIGHTS
MARY C. YOUNG

3B05
S. GLOVER PARK
BRIAN TURMAIL

Board of Zoning Adjustment
District of Columbia
CASE NO.19214
EXHIBIT NO.22



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.:	19214	Case Name:	Pamela J. Hall
Address or Square/Lot(s) of Property:	3836 Beecher Street NW (Square 1301, Lot 1057)		
Relief Requested:	Special exception from rear yard and court width requirements for rear deck		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	1	/	1	4	/	1	6	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Agenda and meeting notice were posted on ANC3B website, sent to ANC3B email list, Glover Park Yahoo group listserv, and Glover Park-Cathedral Heights Nextdoor e-network, and published in Georgetown Current newspaper.												
Number of members that constitutes a quorum:	3			Number of members present at the meeting:	4								

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*):

ANC3B requires the applicant to prepare a written description of the project and the reasons for the application; obtain written statements from all abutting property owners affirming that they have no objections to the project; present the information at a duly noticed meeting of the ANC and respond to questions and comments from the ANC members and other residents. The issues of possible concern considered by the ANC in zoning cases include compatibility with adjoining properties and uses and any adverse effects a project might have on the neighborhood.

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*):

ANC3B recommends that the requested special exception be approved on the basis that the proposed project is supported by all the abutting neighbors, represents minimal deviation from the zoning code for the property, and has not been identified as creating any adverse effects on the neighborhood.

AUTHORIZATION

ANC	3	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4 – 0	
Name of the person authorized by the ANC to present the report:			Ann Mladinov		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Chairman Jackie Blumenthal		
Signature of Chairperson/ Vice-Chairperson:				Date:	2/20/16

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

Architectural floor plan of a building. The plan includes several rooms, a central staircase, and a sloped roof section on the right. Dimensions are provided in feet and inches.

Dimensions:

- Overall width: 24'-4"
- Overall depth: 31'-2"
- Room dimensions (from left to right):
 - Room 1: 7'-2" wide, 15'-0" deep
 - Room 2: 7'-2" wide, 15'-0" deep
 - Room 3: 8'-9 1/2" wide, 15'-2" deep
 - Room 4: 8'-7" wide, 15'-2" deep
 - Room 5: 11'-3 1/2" wide, 15'-2" deep
- Staircase dimensions: 3'-0" wide
- Room 1 depth: 15'-0"
- Room 2 depth: 15'-0"
- Room 3 depth: 15'-2"
- Room 4 depth: 15'-2"
- Room 5 depth: 15'-2"
- Room 1 width: 7'-2"
- Room 2 width: 7'-2"
- Room 3 width: 8'-9 1/2"
- Room 4 width: 8'-7"
- Room 5 width: 11'-3 1/2"
- Staircase width: 3'-0"
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- Room 4 depth: 15'-2"
- Room 5 depth: 15'-2"

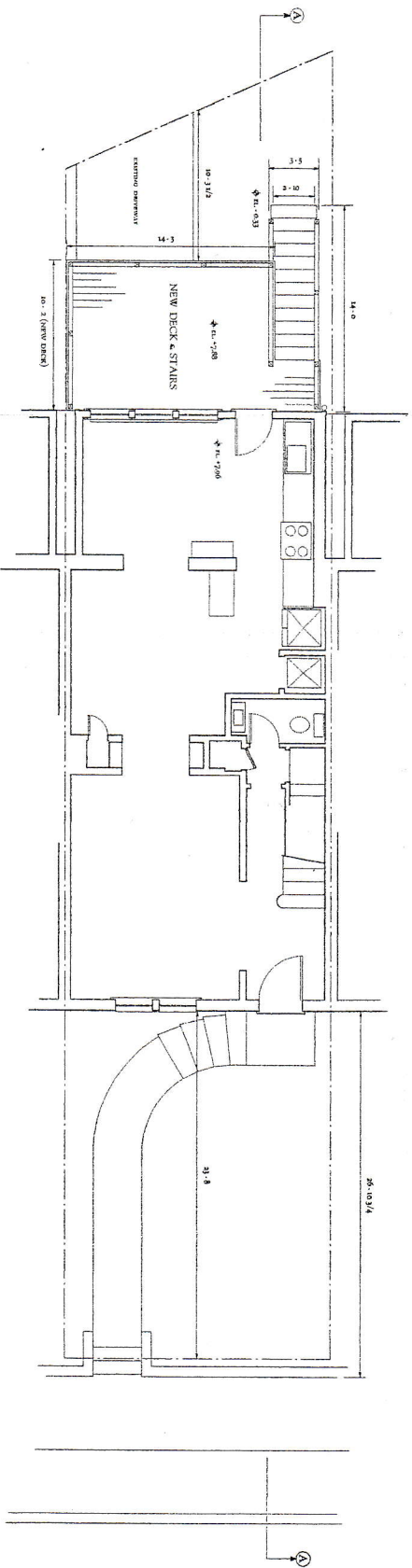
Architectural floor plan of a building. The plan shows a rectangular structure with a large central room, a smaller room on the left, and a kitchen area on the right. A new deck is indicated by a dashed line and labeled "S-O +/- (NEW DECK)". The plan includes various rooms, corridors, and structural elements like walls, doors, and windows. The drawing is a technical sketch with lines and text annotations.

3836 BEECHER STREET, NW
WASHINGTON, DC 20007

ANDREW K. STEVENSON
ARCHITECT

DATE	10/27/15
2035 ALBEMARLE STREET, N.W	
WASHINGTON, DC 20008	
TEL 202-244-1806	
EMAIL: ALEXANDER@ASTRIAL.COM	

A2



FIRST FLOOR PLAN

NOTE 1: NEW WOOD DECK AND STAIRS. ALL WOOD MATERIAL TO BE PRESERVE TREATED.
 NOTE 2: NEW 5/4" x 6 WOOD BEAMS. ALL WOOD BEAMS TO BE PRESERVE TREATED.
 NOTE 3: BARBERRY ELEVATION: 1/2" x 6" x 6"

CRITICAL NOTE: REFS VARY ALL DIMENSIONS AND FIELD CONDITIONS.
 REPORT ANY DISCREPANCIES TO ARCHITECT.



HALL RESIDENCE DECK ADDITION 3830 BERTHE STREET, NW WASHINGTON, DC 20007		
FIRST FLOOR PLAN	ANDREW E. STEVENSON 2015 KATONAH STREET, NW WASHINGTON, DC 20008 TEL: 202-344-8866 WWW.ANDREWSTEVENSON.COM	A1

Pamela Hall
3836 Beecher Street NW
Washington, DC 20007

January 6, 2016

Sean Murphy and Britta Gustafson
3838 Beecher Street NW
Washington, DC 20007

Dear Sean and Britta,

I am submitting an application to the Washington DC Board of Zoning Adjustment for a Request for Special Exception to construct a rear deck.

Since your property is next to mine, I wanted to let you know of my application. If you do not have any objection to my building a deck I would appreciate your signing the "consent" at the bottom of the letter supporting my request for the variance and returning it to me.

My request is on the Zoning Board calendar for their meeting on March 15. I also have a meeting scheduled with the Glover Park ANC on January 14 to review my case, and they have requested that I include the letters of consent from my abutting neighbors.

I've included two drawings showing the plans for the proposed deck.

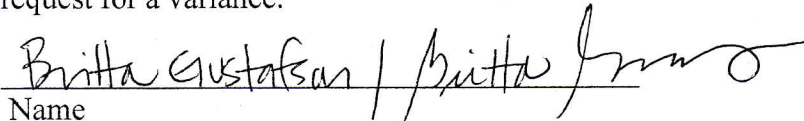
If you have any questions please feel free to get in touch with me.

Sincerely,



Pamela Hall
202-944-9687

We have no objection, and support Pamela Hall's request for a variance.


Name

1/7/15
Date

Pamela Hall
3836 Beecher Street NW
Washington, DC 20007

January 6, 2016

David Sahr
2450 Huidekoper Place NW
Washington, DC 20007

Dear David,

I am submitting an application to the Washington DC Board of Zoning Adjustment for a Request for Special Exception to construct a rear deck.

Since your property is close to mine, I wanted to let you know of my application. If you do not have any objection to my building a deck I would appreciate your signing the "consent" at the bottom of the letter supporting my request for the variance and returning it to me.

My request is on the Zoning Board calendar for their meeting on March 15. I also have a meeting scheduled with the Glover Park ANC on January 14 to review my case, and they have requested that I include the letters of consent from my abutting neighbors.

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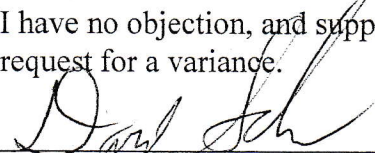
If you have any questions please feel free to get in touch with me.

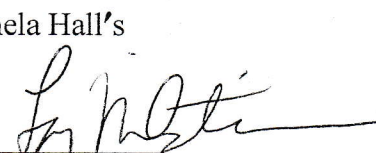
Sincerely,



Pamela Hall
202-944-9687

I have no objection, and support Pamela Hall's request for a variance.


Name


Date

Jan. 6, 2016

1/6/2016

Pamela Hall
3836 Beecher Street NW
Washington, DC 20007

January 6, 2016

Rick and Julie Schneider
3834 Beecher Street NW
Washington, DC 20007

Dear Rick and Julie,

I am submitting an application to the Washington DC Board of Zoning Adjustment for a Request for Special Exception to construct a rear deck.

Since your property is next to mine, I wanted to let you know of my application. If you do not have any objection to my building a deck I would appreciate your signing the "consent" at the bottom of the letter supporting my request for the variance and returning it to me.

My request is on the Zoning Board calendar for their meeting on March 15. I also have a meeting scheduled with the Glover Park ANC on January 14 to review my case, and they have requested that I include the letters of consent from my abutting neighbors.

I've included two drawings showing the plans for the proposed deck.

If you have any questions please feel free to get in touch with me.

Sincerely,



Pamela Hall
202-944-9687

I have no objection, and support Pamela Hall's request for a variance.

Name

Date

06.JAN.16

Pamela Hall
3836 Beecher Street NW
Washington, DC 20007

January 6, 2016

Mary Tinsley
3840 Beecher Street NW
Washington, DC 20007

Dear Mary,

I am submitting an application to the Washington DC Board of Zoning Adjustment for a Request for Special Exception to construct a rear deck.

Since your property is close to mine, I wanted to let you know of my application. If you do not have any objection to my building a deck I would appreciate your signing the "consent" at the bottom of the letter supporting my request for the variance and returning it to me.

My request is on the Zoning Board calendar for their meeting on March 15. I also have a meeting scheduled with the Glover Park ANC on January 14 to review my case, and they have requested that I include the letters of consent from my abutting neighbors.

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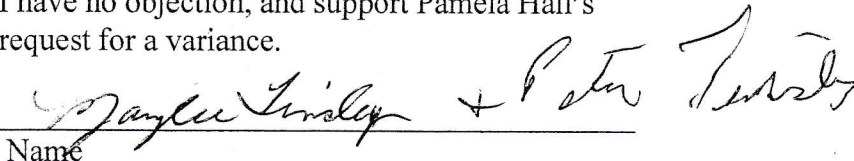
If you have any questions please feel free to get in touch with me.

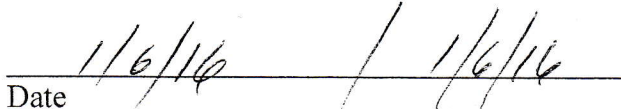
Sincerely,



Pamela Hall
202-944-9687

I have no objection, and support Pamela Hall's request for a variance.


Name


Date