



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 3D

PO Box 40846, Palisades Station

Washington, DC 20016

***PALISADES · KENT · SPRING VALLEY · WESLEY HEIGHTS · NEW MEXICO/CATHEDRAL · THE AMERICAN
UNIVERSITY · FOXHALL VILLAGE · BERKELEY***

May 12, 2016

Matthew LeGrant
D.C. Zoning Administrator
Department of Consumer and Regulatory Affairs
441 4th Street NW
Suite 200S
Washington, DC 20001

Re: BZA Application# 19264
5517 Carolina Pl., N.W.

Dear Mr. LeGrant:

At ANC 3D's May 4, 2016 monthly meeting, the above Application was presented to us for discussion by the R. Michael Cross Design Group, who represent the Applicant, Frances Seymour. We understand the application has been reviewed by your office and filed with the Office of Zoning for a BZA hearing on June 14, 2016.

We understand from those filings, particularly the "Application for a Special Exception," filed on March 8, 2016 under Section 202.10, Sec.202.10 (d), provides:

The new apartment may be created only through internal conversion of the house, without any additional lot occupancy or gross floor area; garage space may not be converted.

As our discussion proceeded, there was concern among the commissioners that seeking to waive such a fundamental aspect under § 3104, and that the accessory apartment be "within an existing one-family detached dwelling . . ." did not seem to make sense. And in addition, that the use of a trellis to create an accessory apartment "within" an existing one-family detached dwelling when an existing two car garage is the accessory apartment, seemed to be a significant reach.

It was the determination of the ANC, while recognizing your obligations to handle this case, to seek your consideration of the situation so as to help us in determining whether or not this waiver turns the law upside down, particularly with the use of a trellis to create an accessory apartment within an existing one-family detached dwelling.

We also note that it appears a variance is needed to remove the required off-street parking space as the property is on an improved and functional alley and this off-street parking requirement carries forward with the new zoning regulations. ANC 3D was informed that your office waived the requirement to provide the required off-street parking space.

We appreciate your determination of this zoning application and the removal of the off-street parking space.

Sincerely,

Thomas Smith
Chair