



Commissioner Ed Solomon

Advisory Neighborhood Commission 2E, District 2E01

February 8, 2018

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: ANC 2E Response for the Board of Zoning Adjustment Application for 3608 S Street NW (BZA #19672)

Dear Chairperson Hill,

I represent single member district 2E01, the ANC district in which the above referenced property is located, and I have been designated as ANC 2E's representative with respect to this matter. As you may recall, ANC 2E voted unanimously to oppose the above referenced application because, in the opinion of the members of the ANC, the proposed addition would not meet the criteria for special exception relief as set out in sections 5201.3(b) and (c) of the 2016 Zoning Regulations. At the close of the hearing held on January 24th, 2018, the Board voted to continue the hearing to February 21st, 2018, and gave the applicant until Friday, February 2nd, 2018 to submit additional materials, noting that ANC 2E and the Office of Planning would have until February 9th, 2018 to comment on the newly submitted materials.

On February 2nd, 2018, the applicant submitted revised plans that include (1) a large roof deck¹, (2) two balconies which would overlook neighboring properties, and (3) an exterior open spiral staircase that would extend all the way from ground level to the deck on top of the third floor roof. In the view of the ANC, the original plan would, if constructed, unduly affect the privacy of use and enjoyment of neighboring properties in violation of §5201.3(b) of the Zoning Regulations. Remarkably, the revised plans are even worse. The applicant has included a substantially larger third floor roof deck than he originally proposed, has added a balcony off the second floor, and has extended the open spiral staircase down from the third floor balcony all the way to the ground. The revised design would be much more intrusive on neighboring properties than the original design would have been, and would undoubtedly unduly compromise the privacy of use and enjoyment of neighboring properties.

For the reasons stated above, ANC 2E respectfully recommends that the Board of Zoning Adjustment should deny the pending application.

¹ The original plans included a deck on top of the third floor roof, but the applicant removed that deck prior to the hearing before the BZA.



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Respectfully submitted,

Ed Solomon
Commissioner, ANC 2E01

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