



**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 2, 2018

Re: BZA Application No. 19749

At a regularly-scheduled meeting of ANC3D, with a quorum (6) present at all times, ANC3D voted 9-0-0 to issue this letter supporting BZA Application No. 19749 for a Special Exception.

BZA Application No. 19749 pertains to a single-family dwelling located at 3645 49th Street, NW. The home is zoned R1-A and is immediately adjacent to three other homes. The homeowners for two of these homes have submitted to ANC3D letters in support of the application for a Special Exception; they are attached to this letter. (The third home is under construction and does not have a resident at-present.) There are no homes across 49th Street from the subject property.

The Applicant proposes to demolish a portion of the existing dwelling and construct a two-story addition on the existing footprint. No expansion of the existing footprint is proposed. The existing footprint (and the planned footprint) is located 18.8 feet from the property line, just over six feet short of the 25-foot rear-yard setback requirement. While there is reason to believe the existing footprint dates back prior to May 12, 1958, which would permit an addition or extension of the dwelling so long as the existing footprint is not expanded, the Applicant cannot determine with certainty the date of the relevant portion of the dwelling and, as such, is requesting special exception relief pursuant to 11-D DCMR Section 5201.

In assessing this application, ANC3D finds the proposal would not adversely affect neighboring properties or visually intrude upon the character, scale or pattern of houses along the street frontage. These positions are buttressed by the letters of support ANC3D received from the two immediate neighbors expressing that they do not believe the proposed addition to detrimentally affect their light, air or privacy. The location of the proposed construction is behind the dwelling and largely shielded from 49th Street, NW. Moreover, the entire footprint of the proposed construction is already improved via previous construction activity (perhaps dating back prior to 1958), so the proposal will not be building upon space that is currently unimproved. Finally, since the addition is not proposed to expand upon the current footprint of the dwelling, the lot coverage will remain at 21.5%, well below the maximum allowable.

ANC3D hereby requests that its support for BZA Application No. 19749 be accorded “great weight” for the reasons specified above.

Stephen Gardner, Chair ANC3D