ADVISORY NEIGHBORHOOD COMMISSION 3-C

GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS · CLEVELAND PARK · MASSACHUSETTS AVE. HEIGHTS · MCLEAN GARDENS · WOODLEY PARK

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Single Member District Commissioners:

01-Cheryl A. Opacinch
02-Alan Blevins
03-Michael V. Molnar
04-Vacant
05-Ann Hume Loikow
06-Jim Evans
07-Lyle Blanchard
08-Rosalyn P. Doggett
09-Ruthanne Miller

OFFICE OF ZONING
DISTRICT OF COLUMBIA
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March 8, 2000

Chairman Sheila Cross Reid
District of Columbia Board of
Zoning Adjustment
441 Fourth Street, N.W., Room 210
Washington, D.C. 20001

Re: BZA Application No. 16557

Dear Chairman Reid:

At its regular monthly meeting on February 28, 2000, Advisory Neighborhood Commission ("ANC") 3C considered Board of Zoning Adjustment ("BZA") Application No. 16557, submitted by Rochelle K Green, for a variance from the side yard set back and court width requirements of an R-1-B district to build a one-story addition at the rear of her single-family detached dwelling at 2947 Macomb Street, N.W. The meeting was properly noticed and a quorum was present, a quorum being 5 and 7 commissioners being present when this issue was considered. The ANC unanimously approved the attached resolution stating that it supports the application of Rochelle K Green for a variance from the side yard set back and court width requirements.

Sincerely,

Ruthanne G. Miller
Chair, ANC 3C

Attachment

BZA
Case No. 16557
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO.16557
EXHIBIT NO.18

RESOLUTION OF ADVISORY NEIGHBORHOOD COMMISSION 3C
IN SUPPORT OF THE APPLICATION OF ROCHELLE K. GREEN, TRUST
FOR A VARIANCE AT 2947 MACOMB STREET, N.W.

WHEREAS Rochelle K Green has applied to the Board of Zoning Adjustment (BZA), pursuant to 11 DCMR 3103.2 for a variance from the side yard setback and the court-width requirements under Sections 405.9 and 406.1 to construct a 200 square foot, one story addition at the rear of her single-family detached property located in an R-1-B district (BZA Application Number 16557); and

WHEREAS the proposed addition is for the purpose of creating an eating and sitting area off the existing kitchen; and

WHEREAS due to the narrowness of the lot, the addition must be sited 5.5 feet from the easterly property line and therefore does not meet the 8 foot minimum side yard setback requirement and creates an open-court width that will be 1 foot under the 6 foot minimum width requirement; and

WHEREAS the existing house is located in an historic district; and

WHEREAS the size of the proposed addition will be smaller than allowed as a matter-of-right in an R-1-B district and will not be seen from the street in front of the house, Macomb Street, or from the street behind the house, Newark Street; and

WHEREAS Rochelle Green submitted to ANC 3C a statement signed by her immediate neighbors next to and behind her house attesting that they have reviewed the plans and do not object to the requested variance; and

WHEREAS Rochelle Green has stated in writing to the ANC that she has also shown the plans for the proposed addition to neighbors across the street from her house and down the block and that no one has objected to the requested variance; and

WHEREAS ANC 3C provided proper notice that the requested variance would be on the agenda of the regular meeting at which the proposed addition was considered and no one objected to the proposed addition; and

WHEREAS ANC 3C has reviewed the plans and the ANC Commissioner for the single member district in which the property is located has visited the site:

NOW, THEREFORE, BE IT RESOLVED that ANC 3C is of the opinion that the addition will be harmonious with the height, scale and style of the existing house and properties.

BE IT FURTHER RESOLVED that ANC 3C supports the application of Rochelle K. Green to the BZA for a variance from the side yard setback and court-width requirements under Sections 405.9 and 406.1 to construct a 200 square foot, one story addition at the

rear of her single-family detached property located in an R-1-B district (BZA Application Number 16557).

BE IT FURTHER RESOLVED that Commissioner Ruthanne Miller is authorized to testify for ANC 3C on this matter at the BZA.