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Advisory Neighborhood Commission 3G
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March 3, 2000

OFFICE OF ZONING
DISTRICT OF COLUMBIA
00 MAR -7 A 9:12

Mrs. Shelia Cross Reid
Chairman,
Board of Zoning Adjustment
441 4th Street, N.W. Room 201
Washington DC 20001

Dear Mrs. Reid

RE: Application 16558 of Clare Parmalee, 5308 39th Street, N.W. for a rear yard variance.

At ANC 3G's publicly announced meeting of February 28, 2000, the Commission voted 5 – 1 (a quorum being four) to support the BZA Application No 16558 of Mrs. Clare Parmalee, 5308 39th Street, NW for a rear yard variance, with the understanding that the provided rear yard is 8.6 feet, (an not 7.6 feet as shown) and urge that the owners of the 5308 39th Street and 3902 Jocelyn Street houses come to agreement on fencing and vegetation between the properties.

The Commissioners based their decision on the following factors: (1)the house exceeds minimum setback requirements on three sides and the lot is of sufficient size to permit further development; (2) the house is sited in an unusual fashion on the rectangularly shaped lot in that it was built close to the rear of the property, so that it (and the proposed addition) are now within the rear yard setback requirement; (3) the existing kitchen is located at the rear of the house, and this coupled with the internal circulation pattern of the house create a hardship in locating the proposed new kitchen anywhere but at the rear; (4) if the house (which occupies the corner of 39th and Jocelyn Streets) were considered to face on Jocelyn Street rather than 39th Street, the proposed addition would satisfy the minimum 8 foot setback requirement for side yards; (5) the applicant is willing to add screening along the rear yard to minimize the visibility of the proposed addition to the neighbors on Jocelyn Street.

Sincerely

Jeff Norman

Jeff Norman
Vice-Chair
ANC 3G

BZA
Case No. 16558
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16558
EXHIBIT NO.25