BZA/89

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

DISTRICT OF COLUMBIA
00 OCT 17 P3:21

IN THE MATTER OF:

BOARD OF ZONING ADJUSTMENT NO. 16588
Appeal of DCRA decision regarding construction at 4900 Indian Lane, NW

**STATEMENT OF OBJECTION**
**OF ADVISORY NEIGHBORHOOD COMMISSION 3-D**
**TO THE ISSUANCE OF BUILDING PERMITS AT**
**4900 INDIAN LANE, N.W.**

The ANC 3-D as part of its ongoing review of BZA cases affecting projects within its jurisdiction, hereby enters its formal opposition to the issuance of building permits at 4900 Indian Lane, N.W. and its support of the Petition of Edward M. Potter. This opposition is the product of an extensive review of the project (including site visits by Commissioners) two hearings, and testimony as well as written filings from both Messrs. Potter and Ghafoorian and their attorneys.

As constructed, the project violates applicable zoning regulations in the following respects:

1. The parking structure extends from the side of the house at 4900 Indian Lane to about four feet from the 4852 Indian Lane lot line, in clear violation of the 8 foot set-back requirement. 11 DCMR 404.1.

2. The structure is within 12 to 15 feet of the rear lot line, in clear violation of the 25-foot rear-yard set-back requirement. 11 DCMR 405.9.

3. The three-car garage grossly exceeds the 450 square foot limitation contained in the zoning regulations applicable to garages in an R-1 District. 11 DCMR 201.1(h).

For these three reasons, ANC 3-D unanimously OPPOSES the issuance of building permits for the project at 4900 Indian Lane, NW, and urges the Board of Zoning Adjustment to reverse the decision of the DCRA to issue them.

We ask that the BZA give this statement of objection the "great weight" to which we are entitled under DC law.

BZA
Case No. 16588
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.16588
EXHIBIT NO.35

By Order of the Commission,

Eleanor Roberts Lewis

Eleanor Roberts Lewis, Chairperson
Advisory Neighborhood Commission 3D
PO Box 40846, Palisades Station
Washington, D.C. 20016

DATED: October 10, 2000