ADVISORY NEIGHBORHOOD COMMISSION 3-C

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

2737 DEVONSHIRE PLACE, N.W., WASHINGTON, D.C. 20008 (202) 232-2232 FAX: 232-0667

Single Member District Commissioners:

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

DISTRICT OF COLUMBIA
NOV 27 A 9:55

November 27, 2000

Ms. Sherri Pruitt
Secretariat
Board of Zoning Adjustment
441 Fourth Street, N.W., Room 210
Washington, D.C. 20001

RE: BZA Application No. 16633; 3715 Woodley Road, N.W.

Dear Ms. Pruitt:

Advisory Neighborhood Commission (ANC) 3C respectfully requests a waiver of the seven-day filing requirement, under section 3115.1, to submit the enclosed resolution for the Board's consideration in the above-referenced case. ANC 3C approved this resolution at its regular meeting on October 30, 2000, which was properly noticed and at which a quorum was present -- five commissioners are necessary for a quorum and six commissioners were present at this meeting. The resolution was approved by a vote of 6/0.

The ANC supports the applicant's request for variances with the conditions enumerated in the resolution that the applicant: (1) provide six parking spaces in the rear; (2) provide sufficient lighting to make the property safe without adversely affecting adjoining property owners, (3) employ licensed and bonded contractors and establish a 24-hour telephone number for complaints during construction; and, (4) ensure that heating and cooling systems are in compliance with the District's noise control law.

Thank you for your consideration of the ANC 3C's request for a waiver of the filing requirement and comments on this case. While both Commissioner Blanchard and I are authorized to present the resolution, neither of us will be able to attend tomorrow's hearing. Please give the ANC's concerns great weight in your action on this case.

Sincerely,

Ruthanne Miller
Chair, ANC 3C

Enclosure

BZA
Case No. 16633
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16633
EXHIBIT NO.24

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RESOLUTION ADVISORY NEIGHBORHOOD COMMISSION 3C REGARDING 3715 WOODLEY ROAD, N.W.

WHEREAS Ms. Eva Brandler, the owner of the Alban, a nine unit apartment building, located at 3715 Woodley Road, N.W. (Applicant), has applied to the Board of Zoning Adjustment (BZA) for variances under the Zoning Regulations of (1) sections 2001.3(b) and (c) to allow an addition of three apartments in the basement of a structure that currently exceeds the allowable percentage of lot occupancy in the R-1-B District; and (2) section 2101.1 of the required number of parking spaces in the R-1-B District; and

WHEREAS this apartment house is a nonconforming use in an R-1-B District; and

WHEREAS the Applicant's representatives presented the proposed plans to Advisory Neighborhood Commission (ANC) 3C for its consideration at its meeting on October 30, 2000 at the request of the Single Member District Commissioner for 3C-07 because the property is located within the boundaries of ANC 3C; and

WHEREAS the Applicant will not be increasing the exterior envelope of the building, the ANC agreed to support the Applicant for the zoning variances, if the following conditions are met by the Applicant:

1. Because parking on Woodley Road and 38th Street, N.W. is already at a premium due to the high demand from residents in the apartment buildings around the corner on Wisconsin Avenue, the Applicant shall provide at least six parking spaces as delineated on the Surveyor's plat attached to the BZA application. While the ANC does not want to lose green-space in the rear yard of the property, the ANC is concerned that failure to provide this parking can result in illegal parking in the alley and around the Woodley Road and 38th Street intersection which would impede Fire Department equipment, other emergency vehicles, and the vehicles of residents in the neighborhood. In order to maintain some green-space in the rear yard, the ANC recommends that the Applicant use the kind of pavers that allow grass to grown through holes in the pavers.

2. Sufficient lighting is installed at the side and front areaway entrances from grade to the basement (as shown on the Surveyor's plat attached to the BZA application) such that these entrances are made safe; provided that, the lighting shall not be above 100 watts and shall be arranged in a way

that all direct rays are confined to the entrance areas so that abutting neighbors won't be adversely impacted by spill-over illumination.

3. All contractors are licensed and bonded with copies of such licenses and bonds presented to the ANC. The Applicant's general contractor shall provide neighbors on the block with a 24 hour telephone number for complaints and concerns.

4. The Applicant shall ensure that any replacement heating and cooling system meets the daytime and nighttime decibel requirements under the District's noise control law.

NOW, THEREFORE, BE IT RESOLVED that ANC 3C supports the requested variances; provided that, the Board of Zoning Adjustment includes the conditions listed above in its order and finds that the proposed variance and change of uses within the structure will not adversely affect the present character or future development of the surrounding area and will not create an deleterious external effects; and

BE IT FURTHER RESOLVED, that the Chairperson, Commissioner Blanchard, or their designee may present this resolution and testify before the BZA when this case is heard at the Board's meeting on November 28, 2000, or at another date, if rescheduled.

This resolution was unanimously approved by ANC 3C at its regularly scheduled monthly meeting on October 30, 2000, at which a quorum was present.