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

November 10, 2001

Jerrily Kress, FAIA
Director
District of Columbia
Office of Zoning
441 4th Street, N.W.
Washington, D.C. 20001

Re: Board of Zoning Adjustment Case
Number 16788
4774 Dexter Street, N.W.
Lot 4 in Square 1397

Dear Ms. Kress:

Advisory Neighborhood Commission 3D held its regularly scheduled monthly meeting on November 7, 2001. Proper notice of this meeting was published in a local newspaper, notices were posted in all SMD's of this ANC, additionally, notification was given by e-mail and fax to interested parties. A quorum (4) was present at all times during the meeting.

Prior to the ANC meeting Gladys Hicks, a Zoning Consultant, hand delivered architectural drawings, builders plats, computations and copies of the BZA Application #16788 to six ANC Commissioners.

The case was presented by Gladys Hicks. The property owners Mr. and Mrs. Karabassis were also present to provide any information that the ANC Commissioners needed.

The BZA application is for a variance from Section 1543.4, the 41.0' front yard setback requirement in the WHOD/R-1-A residential zone. A variance from Section 2100.3 to allow an addition to an existing nonconforming structure in the WHOD/R-1-A residential zone is also requested. The aspect of the structure that is nonconforming is the existing front yard setback which is not consistent with the current WHOD overlay setback of 41.0'. The existing house was built prior to the establishment of the overlay. The existing house with the proposed addition conforms to all zoning requirements with regards to lot occupancy, side yard setbacks, lot area and lot width. The lot area is 12,215.06 square feet.

Mr. and Mrs. Karabassis testified that the existing house has only two bedrooms and that additional space is needed for their growing family, a caretaker and Mrs. Karabassis's mother.

BZA
Case No. 16788
Exhibit No. 25

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EXHIBIT NO.25

Mr. Karabassis and Mr. Watson, President of the WHOD Historical Society testified that the existing front yard setback is more than 15.0' and that the front yard setback on the addition is more that twenty feet. Dexter Street is a curved street with a radius and the front of the house with the proposed addition is set at an angle. There is also a 15.0' building restriction line running across the front of the property.

A copy of a signed petition for the approval of the proposed construction was presented to the ANC Commissioners. The petition was approved by Mr. Karabassis's most immediate neighbors. Mr. Watson, President of the WHOD Historical Society recommended approval of the application for the proposed construction of the addition.

The ANC Commissioners noted that due to the steep topographic condition of the property to the rear and that the addition and the existing house can only be seen from the neighbors on the left and right of Lot 4. The house across the street sits on a hill and is screened by landscaping.

After discussion of the case the Commission voted 5-0-0 to approve BZA application # 16788 to allow the proposed addition to an existing single family dwelling. We ask that our decision be given the "great weight" to which it is entitled under DC law.

Sincerely,

Eleanor Roberts Lewis

Eleanor Roberts Lewis (ATH)
Chair, ANC3D