NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. BZA 16816

FEB 22 2002

Board of Zoning Adjustment for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Board:

In response to your request, the National Capital Planning Commission, at its meeting on February 7, 2002, approved the enclosed report to the Board of Zoning Adjustment for a special exception to allow an addition to a single family dwelling in the Naval Observatory Precinct District at 3615 Davis Street, NW.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

RECEIVED
D.C. OFFICE OF ZONING
2002 FEB 26 PM 4:49

BZA
Case No. 16816
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16816
EXHIBIT NO.31

NCPC File No. BZA 16816

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

SPECIAL EXCEPTION FOR AN ADDITION IN THE NAVAL OBSERVATORY PRECINCT DISTRICT (NOPD)

3615 Davis Street, NW, Square 1935, Lot 17
Washington, D.C.

Report to the Board of Zoning Adjustment

February 7, 2002

Abstract

The Board of Zoning Adjustment (BZA) has forwarded a request for a special exception to allow an addition to a single family dwelling in the Naval Observatory Precinct District (NOPD) at 3615 Davis Street, NW. The proposal is for a one-story, two-car garage, with a deck and fencing on top of the garage. The NOPD was established to protect the scientific and security interests of the Naval Observatory grounds, which include the Vice President's residence. BZA must forward the application to NCPC for the Commission's review and comment. The proposed addition and deck do not affect the federal interest as it relates to the protection of the Naval Observatory grounds.

Federal Interest

The site of the proposed addition, 3615 Davis Street, NW, is located two blocks from the Naval Observatory, which includes the residence of the Vice President, and is within the Naval Observatory Precinct District (NOPD).

Authority

Approval of comments to the Board of Zoning Adjustment pursuant to D.C. Municipal Regulations 11 15-1533 (CDCR 11-1533).

Commission Action

The Commission concludes that the proposed garage addition and deck would not affect the federal establishment or identified federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

BACKGROUND AND STAFF EVALUATION

DESCRIPTION OF PROPOSAL

The Board of Zoning Adjustment (BZA) has submitted, for Commission review and comment, a request for a special exception to allow an addition to a single family dwelling at 3615 Davis Street in the Naval Observatory Precinct District (NOPD). The NOPD was established to protect the scientific and security interests of the Naval Observatory grounds, which include the Vice President's residence.

The subject property is located at the corner of Davis Street and 36th Place in the Glover Park neighborhood of Northwest Washington. The proposal is to construct a two-car garage addition, with a deck and fencing on top of the garage. The two-story house faces Davis Street and has an existing driveway accessed off of the north-south alley adjacent to the house. The grade on the lot slopes from west to east and the driveway has retaining walls on either side. The proposed two-car garage will be built within the general footprint of the existing depressed driveway, and the deck will be at the same level as the first floor of the house. Fencing will screen the deck, as well as other portions of the yard.

The house is located in the Naval Observatory Precinct District (NOPD), two blocks from Observatory Drive and the federal facility housing the Naval Observatory and the residence of the Vice President.

CONSULTATION

Staff consulted with the Department of Navy, one of the two federal tenants at the Naval Observatory, regarding the proposed garage and deck addition. The Department of Navy expressed no objection to the proposed special exception request and, in turn, consulted with the Secret Service who also indicated that they had no objection to the proposed project.

FEDERAL INTEREST EVALUATION

The Commission must evaluate and comment on the proposal's potential adverse impact to the federal interest, in this case, the crucial scientific mission performed at the Observatory and the security needs of the Vice President's residence. As noted above, both federal tenants at the Naval Observatory found that the proposal would not impact the federal installation. Staff recommends that the Commission find that the proposed special exception for a garage addition and deck would not affect the federal establishment or identified federal interest, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Massachusetts Avenue
Wisconsin Avenue
3615 Davis Street, NW
Naval Observatory