GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
680 RHODE ISLAND AVENUE, N.E., SUITE H-4
WASHINGTON, D.C. 20002

TELEPHONE: 832-1965/1966 - FAX: 832-1969
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FACSIMILE

TO: Paul Hart, Secretary
Board of Zoning Adjustment

Chairperson Geoffrey Griffis
Board of Zoning Adjustment

DATE: 1/3/2002

FAX #: 202-727-6072

FROM: James D. Berry, Jr., Chairperson

NO. of PAGES: 4

FAX #: 202-383-9819

SUBJECT: Application No. 16962 – of Mr. and Mrs. Aislee Smith, pursuant to 11 DCMR 3103.2, for a variance from the lot occupancy requirements under Section 403, a variance from the rear yard requirements under section 404, a variance from the nonconforming structure provisions under subsection 2001.3, to allow the construction of a three story addition to a row dwelling, in the R-4 District at premises 2304 1st Street, N.W., (Square 3125, Lot 75).

This matter is to be considered by the BZA on the afternoon of Tuesday, January 7, 2002. Therefore, please hand-deliver to Chairman Griffis and/or Secretary Hart, upon arrival. Thanks!

JDB

BZA
Case No. 16962
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16962
EXHIBIT NO.27

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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January 2, 2003

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Chairperson Geoffrey Griffis
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

Attention: Paul Hart, Secretary

RE: Application No. 16962 – of Mr. and Mrs. Aislee Smith, pursuant to 11 DCMR 3103.2, for a variance from the lot occupancy requirements under Section 403, a variance from the rear yard requirements under section 404, a variance from the nonconforming structure provisions under subsection 2001.3, to allow the construction of a three story addition to a row dwelling, in the R-4 District at premises 2304 1st Street, N.W., (Square 3125, Lot 75).

Dear Chairperson Griffis:

This letter is written to formally and respectfully request that the D.C. Board of Zoning Adjustment waive the "seven day filing requirement for written reports from ANC's" pursuant to 11 DCMR 3307.1, in order that the attached report may become a part of the official record in the above-referenced case.

We thank you in advance for our favorable response to our request for a waiver of the seven day filing requirement for written reports from ANC's; indeed, we trust that the attached report will be given a chance to receive the "great weight" to which it is entitled.

Yours truly,

James D. Berry, Jr.
Chairperson

JDB

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Chairperson Geoffrey Griffis
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Attention: Paul Hart, Secretary

RE: Application No. 16962 – of Mr. and Mrs. Aislee Smith, pursuant to 11 DCMR 3103.2, for a variance from the lot occupancy requirements under Section 403, a variance from the rear yard requirements under section 404, a variance from the nonconforming structure provisions under subsection 2001.3, to allow the construction of a three story addition to a row dwelling, in the R-4 District at premises 2304 1st Street, N.W., (Square 3125, Lot 75).

Dear Chairperson Griffis:

I write on this occasion to inform you that the officers and members of Advisory Neighborhood Commission 5C (ANC) met on December 17, 2002 to consider, among other issues, the above-referenced application. In this regard, it is important to note that timely and proper notice was given to the public concerning this regularly scheduled monthly meeting. In addition, it should be indicated that a quorum of our membership was in attendance when this issue was discussed with Mr. and Mrs. Aislee Smith as well as their representative, Attorney Lyle Blanchard, and subsequently decided upon by the body.

In brief, ANC 5C would like to extend its unanimous support (with a vote of 7-0) for the applicant's request for several variances in order to allow the construction of a three story addition to a row dwelling in the R-4 District at premises 2304 1st street, N.W. Specifically, their plans for this building will allow the Smiths to expand their antiquated Victorian era home in the rear by replacing the garage, extending the existing kitchen, and by adding a bedroom and a study to accommodate their growing family, importantly, without impacting the original front façade. Secondly, the proposed addition will not change the height of the building, nor (as we have been assured) create impacts of traffic or noise in the surrounding neighborhood. Thirdly, the proposed addition seems aesthetically pleasing to the eye and is consistent with the

architectural design of other homes in the neighborhood. Finally, the Smiths are severely limited as to how they can expand the living space of their home on its narrow and unusually shaped lot without increasing the height or filling in the side court between their house and their neighbor at 2302; hence, they must increase the lot occupancy of the residence by expanding into the rear yard.

Again, we urge you to take the appropriate action to approve the variances requested in Application 16962 and we thank you in advance for seriously considering the position of ANC 5C with respect to this matter.

Yours truly,

James D. Berry, Jr.
Chairperson

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cc: Members, ANC 5C
Council Member Vincent B. Orange
Andre Altman, OP

JDB