ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN • AMERICAN UNIVERSITY PARK • FRIDAY HEIGHTS

P.O. Box 9953 • Friendship Station
Washington, DC 20016

202-244-0800

2003 MAR -4 PM 3:18
D.C. BOARD OF ZONING

Amy Bauer McVey
SMD 01

Amy Hoang
SMD 02

Tad DiBiase
SMD 03

Lucy Eldridge
SMD 04

Matthew Helfant
SMD 05

February 28, 2003

16992

Ms. Jerrily Kress
Director of Office Zoning
B.Z. A.
441 4th Street NW
Room 210 SouthWashington DC 20001

Dear Ms Kress,

Advisory Neighborhood Commission (ANC) 3-E respectfully request that the Board of Zoning Adjustment approve the application for a special exception for an accessory apartment at 4336 Garrison Street, N.W., Washington, D.C. 20016 (Square 1655, Lot 0016, Zone R-2) with the caveat that within six months of completion the applicant design and provide for adequate screening and lighting for the accessory apartment. Further, ANC 3E recommends that Daphne & Andrew Trotter of 5015 44th St. N.W. be given party status to this application with the right to appeal to BZA six months after the completion of the project has expired.

The ANC approved this resolution at its regular meeting on February 13, 2003, which was properly noticed and at which a quorum was present. Commissioners Tad DiBiase, Matt Helfant, Lucy Eldridge, Amy Bauer McVey and Amy Hoang and were present. The resolution was approved by a vote a vote of 5-0.

Thank you for your consideration of the ANC's position. Please give our request "great weight" in your decision on this matter.

Sincerely,

Tad DiBiase, Chairperson, ANC 3E

BZA
Case No. 16992
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO. 16992
EXHIBIT NO. 34

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Leslie Quynn
SMD 01

Chris McNamara
SMD 02

Tad DiBiase
SMD 03

Jill Diskan
SMD 04

Frank Gordon
SMD 05

REPORT OF ANC 3E REGARDING

BOARD OF ZONING ADJUSTMENT CASE NUMBER 16992

APPLICATION FOR A SPECIAL EXCEPTION

FOR AN ACCESSORY APARTMENT

AT 4336 GARRISON STREET, N.W. (SQUARE 1655, LOT 0016, ZONE R-2)

Pursuant to Title 11, Section 3115.1 of the District of Columbia Municipal Regulations, Advisory Neighborhood Commission 3E hereby respectfully submits its written report on Board of Zoning Adjustment Case Number 16992, Application of David P. and Jana Frankel for a special exception for an accessory apartment in their single family detached house at 4336 Garrison Street, N.W., Washington, D.C. 20016 (Square 1655, Lot 0016, Zone R-2).

1. **Identification of the application:** Board of Zoning Adjustment Case Number 16992, Application of David P. and Jana Frankel for a special exception for an accessory apartment in their single family detached house at 4336 Garrison Street, N.W., Washington, D.C. 20016 (Square 1655, Lot 0016, Zone R-2).

2. **When the public meeting of the ANC was held to consider the application was held:** ANC 3E held its public meeting to consider this application on Thursday, February 13, 2003, at 7:30 p.m., at Saint Mary's Armenian Apostolic Church, 42nd and Fessenden Streets, N.W., Washington, D.C.

3. **Whether proper notice of that meeting was given by the ANC:** Proper notice of that meeting was given by ANC 3E. First, David P. Frankel (one of the applicants), personally appeared at ANC 3E's regularly scheduled meeting on Thursday, January 9, 2003, and addressed the ANC and the community. Mr. Frankel summarized his application for a special exception for an accessory apartment in his house and requested that a discussion of his application be added to the agenda of ANC 3E's February 2003 meeting. Mr. Frankel's request for placement of his application on the February 2003 agenda was granted by the ANC. Second, ANC 3E's minutes for its January 2003 meeting reflect that this request would be placed on the agenda for the February 2003 meeting and this was later published in the *Northwest Current* newspaper. Third, ANC 3E posted notices of its regularly scheduled February 13, 2003 meeting around the community and in the *Northwest Current* newspaper and these notices listed the Frankel's application for a special exception for an accessory apartment in their home on Garrison Street, N.W. as a specific agenda item for discussion by the community and the ANC at its upcoming meeting. Finally, the Frankels, on their own initiative, also wrote and hand-delivered on January 13, 2003, a letter to each of their 14 neighbors who live within 200 feet of their house, explaining their proposed application, seeking the support of the community, and advising their neighbors that this matter had been placed on ANC 3E's February 13, 2003 agenda for consideration. Copies of this letter were mailed to each ANC 3E Commissioner.

4. **The number of members of the ANC that constitute a quorum and the number of members present at the meeting:** The number of members of ANC 3E that constitute a quorum is three. The number of members of ANC 3E who were present at its February 13, 2003 meeting was five.

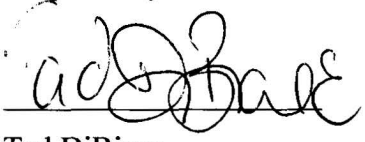
5. **The issues and concerns of the ANC about the application as related to the standards of the Zoning Regulations against which the application must be judged:** ANC 3E had no issues or concerns about the application as related to the standards of the Zoning Regulations against which the application must be judged.

6. **The recommendation of the ANC as to the disposition of the application:** After hearing presentations from the Frankels and the Trotters at its February meeting, ANC 3E recommends that the Board of Zoning Adjustment *approve* the Frankels' application for a special exception for an accessory apartment in their single family detached house at 4336 Garrison Street, N.W., Washington, D.C. 20016 (Square 1655, Lot 0016, Zone R-2) with the caveat that within six months of completion the applicant design and provide for adequate screening and lighting for the accessory apartment. Further, ANC 3E recommends that Daphne & Andrew Trotter of 5015 44th St. N.W. be given party status to this application with the right to appeal to BZA six months after the completion of the project has expired.

7. **The vote on the motion to adopt the report to the Board:** ANC 3E's vote on the motion to adopt the report to the Board of Zoning Adjustment was 5 to 0.

8. **The name of the person authorized by the ANC to present the report:** ANC 3E authorized Chairperson Tad DiBiase to present the report to the Board of Zoning Adjustment.

Respectfully submitted,



Tad DiBiase
Chair, ANC 3E