Hearing: March 25, 2003
Morning Session

March 12, 2003

VIA FACSIMILE TO 202-727-6072

Board of Zoning Adjustment
District of Columbia
Washington, D.C.

RE: CASE NUMBER 16996 -- APPLICATION OF MARTIN BLOCK FOR SPECIAL EXCEPTION TO ALLOW AN ADDITION TO AN EXISTING ONE-FAMILY DWELLING UNDER SECTION 223, IN THE R-1-B DISTRICT AT PREMISES 3348 MILITARY ROAD, N.W. (SQUARE 1991, LOT 35 (the "APPLICATION").

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Ladies and Gentlemen:

I am writing in support of the above-referenced Application as an ANC Commissioner (3G05) and as a neighbor, in my personal capacity and not on behalf of ANC 3-4G of which I am a member. Please accept this letter notwithstanding (and by waiving) the 14-day deadline for submissions prior to the scheduled hearing date of March 25 for reason that this matter just came before our ANC this past Monday night, March 10th, for a vote, and I was unaware of the scheduled hearing date prior to that time.

Besides being an ANC Commissioner, I live just two short blocks away from the subject property. I am familiar with the neighborhood, the property in question, and the property owners. On the basis of the very thorough and professional presentation made to the ANC on March 10th and the merits of the proposed addition as I know them, I have no hesitation whatsoever in submitting this letter of support for the Application. While ANC 3-4G voted (by a close 4-3 vote) to not support the Application, I am convinced of the merits of the Application and voted at the meeting to support it.

The property owners and their architect, as well as two neighbors, including (most importantly) the abutting owner, all appeared before ANC 3-4G this past Monday night. The owners and architect described in some detail the proposed addition and presented plat plans of the house both before and after the construction of the addition, as well as a mock-up of the site and improvements. A full description of the affect of the addition on the abutting neighbor's property as well as upon the neighborhood in general was provided. The proposed family and home office/studio uses of this quite small addition were described. The architect carefully went through each of the criteria set forth in Section 223 for a special exception and discussed the many steps that he and the owners have taken to assure compliance of the plan and proposed construction of the addition with such criteria. Special attention has been given in their plans to not adversely affecting the use and enjoyment, including light, air and privacy, of abutting properties. The line of sight of the planned addition's exterior wall is consistent with the other homes on Nevada Avenue and does not visually intrude on the character, scale and pattern of houses along the street frontage.

BZA
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Exhibit No. 20

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EXHIBIT NO. 20

In every respect I found the descriptions to be convincing. Clearly the parties have "gone the extra mile" here to assure a sound basis for qualifying for a special exception. The proposed addition to the home is small and very nicely laid out from a design standpoint. Significantly, the abutting owner and neighbor who came to the meeting are both fully supportive of the plan, as are some 15 other neighbors who signed petitions to that effect. In fact, I understand that the adjoining homeowner has fully participated in the planning of this addition with Mr. Block and his architect. Finally, encouragement of beautiful additions like the one proposed here and the use of single-family additions for home offices as a method of reducing commuter traffic congestion are both goals I believe should be furthered by governmental planning and zoning and ANC policy and procedures.

Please therefore accept this letter as my full support for the Application. I join in Mr. Block's request that it be granted by the BZA. Thank you for your consideration of this matter.

If any member of the BZA or staff would like to discuss this matter further with me, please do not hesitate to contact me at 202-775-4551 or by e-mail to jerry@sambergfdn.org.

Sincerely,

Jerry Levine

Jerry Levine
ANC Commissioner 3G05

cc: Mr. Martin Block
ANC 3-4G