3/4G Chevy Chase
Advisory Neighborhood Commission 3/4G
MAILING ADDRESS: P.O. BOX 6252 Northwest Station Washington, DC 20015

CHEVY CHASE OFFICE
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NB:
THE MISSING PAGE 2 OF EXHIBIT 21 IS INCLUDED IN THIS EXHIBIT 26
— JN.

March 17, 2003

Mr. Geoffrey Griffis
Chairman
Board of Zoning Adjustment
One Judiciary Square #210S
441 Fourth Street, NW
Washington, DC 20004

RECEIVED
D.C. BOARD OF ZONING
2003 MAR 19 PM 3:47

By fax and mail

**RE: APPLICATION # 16996 – Martin Block/Renee Comet, 3348 Military Road, NW**

**Special Exception – Section 223**
**Single Family Residence with Fine Arts Home Studio**
**Zone R1B; ANC 3/4G-03**

Dear Mr. Griffis:

At its March 10, 2003 duly-noticed public meeting, the Chevy Chase Advisory Neighborhood Commission (ANC 3/4G) voted 4*-3 (a quorum being 4) ***not to support*** Application #16996, a Special Exception for the first-floor and basement expansion of a single family residence at 3348 Military Road, NW (corner of Military Road and Nevada Avenue, NW). (*The fourth vote was via a signed proxy in accordance with ANC 3/4G by-laws as the commissioner was out of the country.)

According to the applicant, Martin Block, the proposed addition would extend the first-floor family area to the building restriction line on the west while expanding the basement area (east and west) in order to accommodate Renee Comet's home-based photography business.

Mr. Block had appeared before ANC 3/4G in May 2000 to informally discuss his desire to have the building restriction line along Nevada Avenue, from Nebraska Avenue to Military Road, removed in order to accommodate an anticipated expansion of his home. (Mr. Block's May 9, 2000 letter to ANC 3/4G regarding the building restriction line issue is attached as reference.)

BZA
Case No. 16996
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 16996
EXHIBIT NO. 26

At the March 10, 2003 ANC meeting, Architect Mathew Ossolinski made a presentation concerning the compliance of the plan with the Code requirements, including their view that there will be no adverse affects on adjacent properties. The abutting, adjacent homeowner on Nevada Avenue, David Hegwood, told the Commission that he reviewed the Block's plans and supports the proposed construction.

The Commissioners spent considerable amount of time discussing the application, the size and location of the property and what the owners want to achieve with the renovation of the house. One Commissioner expressed reservation about the use of a Special Exception for the purpose of a home office business and the continued impact on a single-family residential zoning.

Regarding parking, Mrs. Block stated that her studio business receives about one customer per week and three deliveries per week. Customers and delivery parking would have to be located on Nevada Avenue, as Military Road is too dangerous (with speeding vehicular traffic) for parking. There was discussion of site-line clearance (west from Military Road and north from Nevada Avenue) around the proposed basement/first floor addition and over the existing fence as there has been a fatal accident at the Block's corner (Nevada Avenue side) several years ago when a dump truck overturned on an automobile killing the young driver.

At the ANC meeting, a Nevada neighbor, Mrs. M. Ferguson, asked Mr. Block to park so that he does not block the sidewalk as she walks on this portion of Nevada Avenue. It as noted that the existing garage of the subject property is to be removed with off-street parking (from Nevada Avenue) to be on a pad in the side yard. (Note: the Commission did not explore the technicalities of eliminating a garage and substituting off-street parking within the building restriction line area.

In summary, three (3) Commissioners felt that the applicant met all of the qualifications under Section 223.

**Four (4) Commissioners, however, were of the opinion that the new basement/first story addition along Nevada Avenue was too large for the amount of available property; that is further reduced the already small back yard; and that it extended a non-conformity property**

In addition, one commissioner expressed his concern as follows:

1) I do not support the argument that because the house is on a lot smaller than currently required means that it can be exempt from the requirements of a confirming lot.

2) I object to the scale of the proposed development on such a small lot. This will be out of character with neighborhood structures and restrict the views of adjacent dwellings.

3) I object to the proposal to reduce a non-conforming 10'-7" rear yard (minimum is 25'-0") to only 4'-6". No new development should be permitted on this side of the residence.

Subsequent to the ANC meeting, we understand that there may be a problem with the removal of the existing garage and the need to accommodate off-street parking. We have heard that Mr. Block may be consulting the Office of Planning in this regard.

Thank you for giving "great weight" to the opinion of ANC 3/4G *not to support* Application #16996

Sincerely,

Frank Buchholz
Vice Chair
ANC 3/4G

Cc: Councilmember Kathy Patterson
Councilmember Adrian Fenty

Karen Thomas, Office of Planning
Martin Block

Rec'd 5-19-00

Renee Comet and Martin Block
3348 Military Rd NW
Washington DC 20015

May 9. 2000

Ms. Ann Renshaw
Chairman. ANC 3G, and contact for ANC 3G03
2910 Military Rd NW
Washington DC 20015

Dear Ms. Renshaw,

We live on the southeast corner of Military Road and Nevada Avenue. While investigating the potential to expand our home, we have determined we are subject to two building restriction lines, one on Military Rd, and the other on Nevada Avenue. This severely limits the type and size addition we desire to add to our home. We have determined that the best chances for a successful outcome for us is to try to build out on the Nevada Avenue side of our home.

The office of the City Surveyor, the Office of Zoning Appeal, as well as legal counsel informs me that there is no precedent in the City for a variance or exception to a building restriction line. The line, however, is for the entire block, not just a single house.

Therefore, I am writing to ask for a meeting with you or the appropriate representative of the ANC for this area in order to seek advice and help in my petition and application to have this building restriction line removed for the east side of Nevada Avenue from Nebraska Avenue to Military Road.

I have done some preliminary work, and have been told that the process is similar to that of an alley closing, and requires the support of the neighbors who are affected. Having spoken in person to 9 of the 13 homeowners, I have 100 percent support so far. We've been here for 11 years, and know almost all our neighbors pretty well. While I have informed my neighbors of our efforts infonnally, I wish to seek ANC help before filing the 2400 dollar application.

Thank you in advance for your time, and I hope to hear from you soon regarding an appointment or at least a direction as to how to negotiate this complicated process most efficiently.

Best regards,

Renee Comet Marty Block

Renee Comet and Martin Block

PS: Lacking the knowledge of protocol in these matters, I have sent this to the ANC office and to you directly. I got the information from the ANC web site. Please forgive me if we in some way offended you by sending this to your home.

3/4G
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Advisory Neighborhood Commission 3/4G
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**FAX COVER SHEET**

**Telephone No (202) 363-5803** **FAX No (202) 686-4366**

**Date:** 3/19/03 727-6072

**To:** Staff

**Organization:** Board of Zoning Adjustment

**From:** ANC 3/4 G

**Number of pages including cover sheet:** 5

**Re:** Application # 16946

**Message:** Corrected letter of 3/17 to include portion of letter left out

Thank you

Allen Beard
Secretary.
ANC 3/4 G

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**(Please advise if transmission is incomplete)**