Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016

June 9, 2003

Ms. Jerrily R. Kress
Director Office of Zoning
Suite 201 441 4th Street NW
Washington DC 20001

D.C. OFFICE OF ZONING
2003 JUN 11 PM 3:33

Re: BZA Application 17024 – 4700 Reservoir Road NW

Dear Ms. Kress:

Advisory Neighborhood Commission 3D held its regularly scheduled monthly meeting on June 4, 2003 at Sibley Memorial hospital. A quorum (4) was present at all times. Proper notice of this meeting was given more than seven days in advance over our website, through the Northwest Current, by phone and by e-mail.

One of the items on our agenda was BZA #17024 – an application of Malvina and Cade martin for variances from the lot occupancy requirements under section 403 and for nonconforming structure provisions under Subsection 2001-3, to allow the construction of a one story addition to a nonconforming single family detached dwelling in the R-1-B District at their home 4700 Reservoir Road NW.

Mr. And Mrs. Martin and their attorney, Patrick Brown, Esq. appeared before the Commission with architectural drawings of the proposed addition. They stated that they wanted to add on due to the addition of their infant son. They felt that their present three bedrooms were not sufficient for their expanding family. Mrs. Martin stated that she wanted to use one of the bedrooms as a home office and the addition would provide a "family room".

Since this house was built in the 1930's, before any zoning codes and restrictions, it occupies 45% lot occupancy already and their proposed addition would increase this to 51.1% - far exceeding the 40% currently allowed. It was pointed out to the Martins that they knew when they moved into this home four years ago, that it was a small home and that it would not be conducive to additions. Their neighbor, whose home is immediately next-door, opposes the addition.

After discussion, the Commission voted 6-1-0 to deny their request for variances on this property. The Commissioners felt that if this was approved, it would set a precedent and soon everyone with a small house on a small lot would be trying to add huge additions, changing the unique character of the neighborhood.

BZA
Case No. 17024
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17024
EXHIBIT NO. 26

Therefore, we ask that the BZA give our decision the "great weight" to which we are entitled under DC law.

Thank you.

Sincerely,

John W. Finney
Chair

Cc: J. Patrick Brown, Esq.