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

May 6, 2004

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 4th Street NW Suite 210-S
Washington DC 20001

BZA #17169 – Karen Epstein, 4470 Dexter Street NW is seeking a special exception to allow a one-car garage addition to an existing single-family detached dwelling under section 223, not meeting the side yard requirements in the R-I-A District.

Dear Chairman Griffis:

Advisory Neighborhood Commission 3D held its regularly scheduled monthly meeting on Wednesday, May 5, 2004, at Sibley Memorial Hospital's Ernst Auditorium. A quorum was present (4) at all times. Proper notice was given more than seven days in advance of this meeting in the Northwest Current newspaper, around the neighborhoods, on our website (www.anc3d.org) and by fax and phone.

One of the items on our agenda was BZA #17169. Ms. Epstein is seeking to replace an existing garage situated at the back of the property and to build a new garage attached to the house. The property is wedge-shaped and the existing garage is at the rear of the property. It is subject to water runoff from the neighbor's property that causes the present garage to flood.

Ms. Epstein presented a letter in support of the application from the neighbor who shares the affected property line and since the location of the new garage would not cause any problems with traffic, lighting or noise but would actually help prevent further runoff, the Commission voted 5-0-0 to approve the application.

For the above reasons, Advisory Neighborhood Commission requests that the BZA give their decision the "great weight" to which it is entitled.

Thank you.

Sincerely,
Alma H Gates
Alma H. Gates
Chair

BZA
Case No. 17169
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17169
EXHIBIT NO. 25