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

September 15, 2004

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

RE: BZA Application 17212 - 4527 Q Street NW

Dear Chairman Griffis:

Advisory Neighborhood Commission 3D met September 8, 2004, with a quorum (4) present at all times, voted 6-0-0 to approve the request of Harold Foster and Cheryl Tiam for a special exception to allow construction of a one-story sunroom addition to the rear of their home. The existing lot is non-conforming and cannot meet the rear yard set back requirement for the proposed addition.

The Fosters home is very small and the sunroom addition to the back of the house would provide them with additional living space. A number of photos were presented that showed the location of the proposed addition, which would not encroach on any neighbors' property or negatively impact neighbors' light and air. The rear of the Foster/Tiam lot abuts a 15 ft wide unused public utility easement that will not be effected by the addition. Letters of support for the addition from immediate neighbors were also presented. The Commission further noted the addition does not exceed lot occupancy and is in keeping with the intent of the Zoning Regulations

The Commission, therefore, approved the request for a special exception and asks that their decision be given the "great weight" to which the ANC is entitled under DC law.

Sincerely,

Alma H. Gates

Alma H. Gates
Chair, ANC3D

BZA
Case No. 17212
Exhibit No. 27

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EXHIBIT NO. 27