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

November 4, 2004

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

RE: Application #17245
Hearing Date: 11/30/04

Dear Mr. Griffis:

Advisory Neighborhood Commission 3D held its regularly scheduled meeting last night, November 3, 2004, at Sibley Memorial Hospital's Ernst Auditorium with a quorum (4) present at all times. On the agenda was consideration of the application of Geoff and Sharon Kuck, pursuant to 11 DCMR 11 §3103.2 for a variance from the lot occupancy requirements under section 401, a variance from the lot occupancy requirements under section 403, and a variance from the rear yard requirements under section 404, to construct a new single-family detached dwelling in the R-1-B District at premises 5144 Cathedral Avenue, NW. (Square 1439, Lot 21). The commission voted 6-0-0 to approve Application #17245.

The Commission discussed this case at length with the Kuck's architect, Michael Cipriani, to determine if adjustments might be made to the design of the house and thus bring the lot occupancy into compliance with the 40 percent requirement. In the course of discussion it was noted that the positioning of the proposed new dwelling will provide a more uniform surround and provide the required 8' side yard setbacks on an oddly shaped lot that does not meet the required 5,000 sq. ft. in an R-1-B District. It was also noted that the size of the proposed house is in keeping with the character of the neighborhood.

The Palisades community has been inundated recently with houses that overshadow their neighbors and, while within the regulations set out in Title 11, have caused major impacts to the area in terms of loss of trees, impermeable surface coverage, inadequate storm water management and inappropriate design. The Kuck's proposed new dwelling

BZA
Case No. 17245
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will not create any of the noted adverse impacts and letters of support from immediate neighbors were shared with the commission for review. One neighbor, Ruth Cozzi, a long-time Palisades resident who lives behind the Kuck property, appeared in support of their application. Ms. Cozzi expressed her support for the Kuck's application given the size, design and layout of their current residence and the fact that they are expecting a second child.

The commission was careful to note that approval of the Kuck's application for zoning relief should not be regarded as a precedent and was in keeping with concerns expressed to Mr. Cipriani by the late John Finney, the Single Member District ANC Commissioner. Mr. Cipriani noted that Mr. Finney had spoken to him on several occasions and stressed his wish that the house not be demolished by the Kucks prior to hearings thus forcing the hand of the commission and the BZA. The Kucks and Mr. Cipriani respected John Finney's concerns and ANC 3D was thus permitted to give full consideration of all aspects of their application.

Therefore, finding no adverse impacts, ANC 3D by a vote of 6-0-0 approved the application of Geoff and Sharon Kuck for variances from the lot occupancy and rear yard requirements to construct a new single-family detached dwelling at premises 5144 Cathedral Avenue, NW. In submitting its findings and recommendation, the commission hopes the Board will accord the commission's views the "great weight" to which it is entitled under DC law.

Sincerely,

Alma H. Gates

Alma H. Gates
Chair, ANC 3D

Cc: Geoff and Sharon Kuck
Michael Cipriani