ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Dia Black; 02-Deborah Jane Lindeman; 03-Stephanie Zobay
04-Avram Fechter; 05-Bruce Beckner; 06-Trudy Reeves
07-Sheila Hogan; 08-Nancy Nord; 09-Nancy MacWood

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January 25, 2005

RECEIVED
D.C. OFFICE OF PLANNING
2005 JAN 31 PM 3:44

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

Re: BZA Application #17286 -- 2912 Cortland Place

Dear Mr. Griffis,

On Monday, January 24, 2005, at its regularly scheduled monthly meeting at which a quorum (i.e., five or more elected Commissioners) was present, the Advisory Neighborhood Commission 3C (ANC 3C) voted 9-0 to support the above application. The application was placed on our consent calendar and we received no objections prior to our meeting.

We appreciate being given the opportunity to review this matter. If you have any questions concerning this matter, please contact me at (202) 966-5333 or nmacwood@aol.com.

Sincerely,

Nancy J. MacWood
Chair, ANC 3C

cc: Grace Guggenheim
Outerbridge Hersey

BZA
Case No. 17286
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17286
EXHIBIT NO. 22

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RESOLUTION 2005-004

Regarding BZA Special Exception Application #17286 for 2912 Cortland Place NW

WHEREAS Grace Guggenheim, owner of 2912 Cortland Place, NW, has applied to the Board of Zoning Adjustment (BZA) for a Special Exception pursuant to 11 DCMR §§ 223 and 2001.3 to construct a third story addition to a nonconforming structure devoted to a conforming use; and

WHEREAS, according to 11 DCMR §2001.3, enlargements or additions may be made to nonconforming structures devoted to conforming uses; provided:
(a) The structure shall conform to percentage of lot occupancy requirements;
(b) The addition or enlargement itself shall:
(1) Conform to use and structure requirements; and
(2) Neither increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined; and

WHEREAS, according to 11 DCMR §223, an addition to a one-family dwelling that does not comply with all of the applicable area requirements of §2003.1 shall be permitted as a special exception if approved by the BZA under §3104, subject to the provisions of this section; and

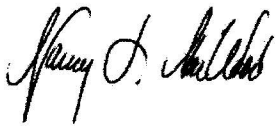
WHEREAS, according to 11 DCMR § 223.2, the addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:
a) The light and air available to neighboring properties shall not be unduly affected;
b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
c) The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and
d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or

elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

WHEREAS the owner has provided written documentation to the ANC demonstrating the approval of the addition by the neighbors residing at 2914 Cortland Place, NW, whose property adjoins the petitioners, as well as from the neighbors to the east of the petitioner.

THEREFORE BE IT RESOLVED THAT the ANC3C supports the special exception application and urges the BZA to approve the application for a special exception as well; and

BE IT FURTHER RESOLVED that the Chair, or her designee, or Commissioner Zobay is authorized to represent the Commission on this matter.

Attested by  Chair, on January 25, 2005

Nancy J. MacWood

This resolution was approved (9-0) by the ANC 3C at the regularly scheduled and noticed meeting on January 24, 2005, at which a quorum of 9 of 9 members was present.