Res 05-07

ANC 3F RESOLUTION SUPPORTING VARIANCE FROM PARKING SPACE REQUIREMENTS AT 2846 DAVENPORT STREET, N.W. (BZA APPLICATION NO. 17293)

Advisory Neighborhood Commission 3F
North Cleveland Park, Forest Hills, & Tenleytown
4401-A Connecticut Avenue, N.W., Box 244
Washington, D.C. 20008-2322

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WHEREAS, Kevin and Dawn Mixon filed an application (BZA Application No. 17293) pursuant to 11 DCMR §3103.2, for a variance from the parking space location requirements under §2116.2, to allow the construction of a new single-family dwelling with two (2) parking spaces in the front yard in the R-1-A District at premises 2846 Davenport Street, N.W. (Square 2258, Lot 81), and

WHEREAS, 2846 Davenport Street, N.W. is located within ANC 3F in an R-1-A District; and

WHEREAS, the Zoning Regulations (11 DCMR §2101.1) require one parking space for each dwelling unit in an R-1-A District; and

WHEREAS, the Zoning Regulations (11 DCMR §2116.2 [b]) require that the parking space be located within a rear yard or side yard; and

WHEREAS, the Zoning Regulations (11 DCMR §3103.2) provide for a variance "[w]here . . . by reason of exceptional topographical conditions . . . would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property"; and

WHEREAS, there is a ravine at the front of the lot with a difference in elevation from Davenport Street to a stream of approximately 16 feet with a slope of more than 50%; and

WHEREAS, the applicant wants to minimize environmental impacts caused by the construction of their home by maintaining the existing topographical conditions and saving almost all of the trees on the property; and

WHEREAS, locating the parking space in the rear or side yard would require either filling the ravine or building a substantial and costly 90± foot bridge; and

BZA
Case No. 17293
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17293
EXHIBIT NO. 21

WHEREAS, ANC 3F believes that alternatives to approving the parking space in the front yard are unacceptable due to existing topographical conditions, exceptional difficulties, undue hardship upon the applicant and significant and substantial environmental impacts, and

WHEREAS, ANC 3F believes that this application can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map, and

WHEREAS, ANC 3F is not aware of opposition to locating the parking space in the front yard, and

WHEREAS, ANC 3F considered the application at a public meeting, with proper notice, and quorum present on February 22, 2005, receiving testimony from the applicant and residents, and

WHEREAS, on February 22, 2005 ANC 3F voted that it was the sense of the Commission to support the application.

THEREFORE, BE IT RESOLVED, ANC 3F supports BZA Application No. 17293 of Kevin and Dawn Mixon and designates Commission Robert V. Maudlin to represent the Commission before the Board of Zoning Adjustment for this matter.

Adopted March 21, 2005, at a duly noticed public meeting with a quorum (a quorum being four) present by a vote of 6-0-0.

Karen Lee Perry, Chair

Frank Winstead, Secretary