3/4G Chevy Chase
Advisory Neighborhood Commission 3/4G
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March 14, 2005

Mr. Geoffrey Griffis
Chairman
Board of Zoning Adjustment
One Judiciary Square #210S
441 Fourth Street, NW
Washington, DC 20004

Sent by FAX and Mail

RE: BZA Application No. 17299 SPECIAL EXCEPTION (3010 Daniel Lane, NW Square 2368, Lot 813) pursuant to 11 DCMR 3104.1, for a special exception to allow construction of a detached two car garage in the rear yard of an existing single-family detached dwelling under section 223, not meeting the rear yard requirements under section 404, in the R-1-A District at premises 3010 Daniel Lane NW.

Dear Mr. Griffis:

ANC 3/4G's regularly scheduled meeting of Monday March 14, 2005 the Commissioners of ANG 3/4G voted 6 to 0 (a quorum being four) that ANC 3/4G has no position on the Special Exception (noting the two earlier votes taken).

The Commission voted first on a motion to oppose this special exception. The motion failed on a vote of 3 for and 3 against.

A second motion to support the special exception also failed on a vote of 3 for and 3 against.

At this point the Commission agreed on the motion that ANC 3/4G has no position on this special exception.

The Commission took up this special exception on February 14 and March 14, 2005. The applicant appeared before our Commission to explain the project. Mr. Joseph Finnegan has surveyed the surrounding neighbors and found some general support for this special exception to build this detached 2-car garage. He indicated that he could build a detached 2-car garage as a matter of right, but it would not be in the exact position or location that

BZA
Case No. 17299
Exhibit No. 23

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District of Columbia
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EXHIBIT NO. 23

he desired. His desired location requires the special exception. He indicated that while most of the homes in the area have garages attached to the home, that there were several home in the area with detached garages. He was questioned as to the need for a 2 –car garage, compared with a single car facility. He indicated that the 2-car facility was not much more expensive compared with the one car garage.

Neighbors expressed concerns over several issues. These were primarily environmental issues, included possible damage to trees located at the rear property boundary, drainage in the general area and specifically to the neighbor to the West. Opponents also noted that this would be first detached garage on this street and well as the neighboring street (Dogwood), which would change the character of the block (Daniel Lane –Oregon Avenue -Dogwood Street – 31st Street.)

As the first two votes indicate the Commissioners were clearly divided on the issues and the weight to be given the various arguments presented by the applicant and the opposing neighbors. The result was the no position to be taken by the ANC 3/4G.

ANC 3/4G appoints Commissioner Deborah Redmond to represent this ANC at any and all hearing in regard to this special exception.

Sincerely,

Allen E. Beach
Secretary
ANC 3/4G

CC: Mr. Joseph Finnegan
3010 Daniel Lane NW
Washington, DC 20015