



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • [anc2e@dc.gov](mailto:anc2e@dc.gov)

January 8, 2018

Mr. Frederick Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street NW, Suite 210S  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

**RE: Board of Zoning Adjustment Application for 3608 S Street NW (BZA #19672)**

Dear Chairperson Hill,

On January 3, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by six commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (6-0-0) with regard to the above-referenced matter:

ANC 2E has reviewed the subject application for a special exception to permit the construction of an addition that would, among other things, extend 22 feet off the rear of the existing structure and add a third story. ANC 2E has the following concerns:

1. The proposed addition would include a balcony at the rear of the second floor, a deck at the rear of the third floor, and a deck on the roof of the new third floor. ANC 2E believes that the three design elements would unduly compromise the privacy of use and enjoyment of neighboring properties in violation of 5201.3(b) of the Zoning Code and should not be permitted.
2. ANC 2E does not have the ability to confirm the adequacy of the shadow studies offered by the applicant and, therefore, is concerned that the proposed addition might unduly affect the light available to neighboring properties in violation of 5201.3(a) of the Zoning Code.
3. ANC 2E is concerned that the addition of a third story to the front facade of the house might substantially visually intrude upon the character, scale, and patterns of the houses on the south side of the 3600 block of S Street NW in violation of 5201.3(c) of the Zoning Code.

COMMISSIONERS:

Ed Solomon, District 1	Joe Gibbons, District 2	Rick Murphy, District 3
Mara Goldman, District 4	Lisa Palmer, District 5	Jim Wilcox, District 6
Monica Roaché, District 7	Zac Schroepfer, District 8	

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19672  
EXHIBIT NO. 50

With the above as background, ANC 2E recommends that the application for a special exception to permit the construction of a third story addition and a 22-foot addition to the rear of the building, including a second floor balcony, a third floor deck, and a roof deck, be denied.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gibbons", with a long horizontal flourish extending to the right.

Joe Gibbons  
Chair, ANC 2E