



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:	20036	Case Name:	Mariela Licha Salomon
Address or Square/Lot(s) of Property:	4844 Reservoir Rd NW		
Relief Requested:	Special Exception under D 5201 from side yard requirements of D 206.7		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	06 / 11 / 19	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	On our website, ANC3D.org, and in multiple yahoo listservs			
Number of members that constitutes a quorum:	7	Number of members present at the meeting:	9	

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See attached resolution

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

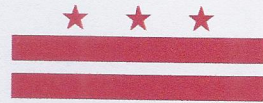
See attached resolution

**AUTHORIZATION**

ANC	3	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	9-0-0
Name of the person authorized by the ANC to present the report:			Alan Karnofsky	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:				
Signature of Chairperson/ Vice-Chairperson:			Date:	6/12/19

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.**

Advisory Neighborhood Commission 3D  
Government of the District of Columbia



Board of Zoning Adjustment  
441 4th Street NW  
Suite 210S  
Washington, DC 20001

Re: BZA Application No. 20036 - 4844 Reservoir Road NW

Dear Board of Zoning Adjustment Members:

At a regularly-scheduled meeting of ANC3D, with a quorum present at all time, ANC3D voted to issue this letter supporting BZA Application No. 20036 for a Special Exception.

The applicants are planning to build an addition to their home. The house was built in 1954, and as such it predates the Zoning regulations (effective May 12 1958) therefore the house is non-conforming in respect to sideyard. Any expansion to the structure must conform with the required (8) foot sideyard along the western property line. The main addition is on the rear side of the House, a new 3 Season's Room. They are expanding about 12'-4" along the rear side of the property up to the common wall (they are also enclosing the balcony off the Master Bedroom above). If they were to respect the 8 foot side setback from the common wall, they would have a non-functional room left in the middle. That is the reason why they are requesting an exception so the residents can have a functional and efficient room in the rear of the house. There are a few properties that had to apply for a variance before in the same block since they had similar issues. The most recent one in 2011 and those exceptions were granted. This town home is the first in a row of six town homes. This one and the last one in the row were designed to protrude towards the sidewalk on Reservoir Road; the other four homes are setback. The townhome at the end of the row was approved an addition similar in surface and in fact, much larger in volume, as it encompasses the balcony in the master bedroom, a few years ago. This addition would not protrude much beyond the neighboring house.

The homeowners of 4844 Reservoir Road NW have received letters of support for this project from the owners of 4846 Reservoir Road NW, 4827 Hutchins Place NW, 4844 Reservoir Road NW, and 4850 Reservoir Road NW.

Best regards,

A handwritten signature in cursive script that reads "Chuck Elkins".

Chuck Elkins  
Chair, ANC3D