



**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.:	20049	Case Name:	Clementine Thomas and Sasaun Vasfi
Address or Square/Lot(s) of Property:	5011 Garfield Street NW		
Relief Requested:	Special exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	0	/	0	7	/	1	9	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	On ANC3D.org website and multiple listservs												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	6								

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):	6-0-0			
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:			Chuck Elkins				
Signature of Chairperson/ Vice-Chairperson:						Date:	7/10/2019

**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.**

Board of Zoning Adjustment
PURSUANT TO
CASE NO. 20049
EXHIBIT NO. 30

Advisory Neighborhood Commission 3D
Government of the District of Columbia



July 11, 2019

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

Re: BZA Application No. 20049 - 5011 Garfield Street NW

Dear Board of Zoning Adjustment Members:

At a regularly-scheduled Wednesday July 10, 2019 meeting of ANC3D, with a quorum present at all times, ANC3D voted to issue this letter supporting BZA Application No. 20049 for a Special Exception.

The applicants are planning to build an addition to their home. The project consists of a rear, single level kitchen addition to an existing home of approximately 288sq.ft. (16ft x 18ft) in size. The addition would extend beyond the 25ft rear setback requirement per section 11- D1306.1 by approximately 6ft. 4in. The existing residence is located on a sloped property and surrounded by a thick concentration of trees and landscaping. Visibility to the addition from the street and surrounding properties are obstructed by the existing landscaping and vegetation. The proposed rear facing kitchen addition would replace an existing rear deck and would extend five feet (6ft-4in) into the twenty-five foot (25ft) rear set back of the property.

The proposed addition meets the special exception criteria because the addition does not block air and light from entering into neighboring properties, does not compromise the privacy of neighboring properties, and the addition does not visually intrude upon the character, scale and pattern of houses along the street frontage.

The homeowners of 5011 Garfield Street NW have received letters of support for this project from the owners of 5000 Garfield Street NW and 5025 Garfield Street NW.

Best regards,

Chuck Elkins
Chair, ANC3D