

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 Road NW have received letters of support for this project from the owners of _____.

Best regards,

Chuck Elkins
Chair, ANC3D