



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
*CATHEDRAL HEIGHTS • CLEVELAND PARK*  
*MASSACHUSETTS AVENUE HEIGHTS • MCLEAN GARDENS*  
*WOODLAND-NORMANSTONE • WOODLEY PARK*

Single Member District Commissioners  
01-Lee Brian Reba; 02-Gwendolyn Bole; 03-Jessica Wasserman  
04- Beau Finley; 05- Emma Hersh; 06-Angela Bradbery  
07- Maureen Kinlan Boucher; 08-Vacant; 09-Nancy MacWood

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**ANC3C Resolution 2018-042**

**Regarding a Settlement of an Appeal to the BZA Regarding the Addition of a 62-Person Capacity Outdoor Deck to the Ward 3 Short-Term Family Housing Facility at 3320 Idaho Avenue NW**

WHEREAS, the D.C. Department of General Services (DGS) applied on Jan. 3, 2017, to the Board of Zoning Adjustment (BZA) for a special exception and variances to build the Ward 3 Short-Term Family Housing facility at 3320 Idaho Ave. NW to help up to 50 families experiencing homelessness;

WHEREAS, the BZA on Aug. 30, 2017, approved the city's requested zoning relief "subject to the approved plans" submitted by the city;

WHEREAS, as outlined in Resolution 2018-35, ANC3C commissioners earlier this year learned of modifications the city had made to the housing facility design, including the addition of a 62-person capacity outdoor patio/deck;

WHEREAS, the city's zoning administrator deemed the addition of the deck not to be a significant change that required BZA review;

WHEREAS, the ANC3C commissioners who represent the neighborhood where the housing facility is to be built were concerned about the possibility of the deck to disturb neighbors and believed that the deck should have been reviewed by the BZA;

WHEREAS, on Oct. 15, 2018, ANC3C supported an appeal of the zoning administrator's decision to the BZA (Resolution 2018-35);

WHEREAS, ANC 3C desires for this matter to be resolved quickly and amicably, in a way that takes into account the needs of the facility's future residents as well as the concerns of residents living near the facility;

WHEREAS, commissioners for ANC3C districts 06 and 07, as well as the ANC chair, have worked with neighbors and the city to identify conditions that would permit the patio/deck but ensure that the interests of the neighborhood and facility residents are addressed;

THEREFORE BE IT RESOLVED THAT ANC3C:

Supports the attached conditions that the city has agreed to place on an outdoor patio deck;

Recognizes that an agreement by all parties to the conditions will settle the ANC's pending BZA appeal (Case 19877);

Asks the BZA to accept the settlement and make it part of a revised order to case 19450, and once the BZA does so, ANC3C will withdraw the appeal.

**Attested by**



Nancy J. MacWood  
Chair, on December 17, 2018

*This resolution was approved by a voice vote on December 17, 2018 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**Conditions for ANC3C Resolution 2018-042  
Regarding a Settlement of an Appeal to the BZA Regarding the Addition of a  
62-Person Capacity Outdoor Deck to the Ward 3 Short-Term Family Housing  
Facility at 3320 Idaho Avenue NW**

1. Reduce the size of the deck from 40'x 25' (1000 square feet) by 20% to 40' x 20' (800 square feet).
2. Create a noise buffer with trees and shrubs all around the deck. There will be a minimum of 20 feet of plantings, consisting of trees and shrubs, measured from the south side of the deck to the wall on the south, as well as six to eight feet of plantings, consisting of trees and shrubs, on the west side of the deck.
3. Limit the hours to 7 a.m. to 9 p.m. on which the deck and playground can be used.
4. Prohibit amplified or unreasonably loud music from any device outside of the facility at all times. "Unreasonably loud" means sound that is above 60 decibels, which is the level established by the District of Columbia Parks & Recreation Permit Policies and Regulations.
5. Prohibit flood lights on the deck and playground.