

Advisory Neighborhood Commission 3D

Government of the District of Columbia



March 4, 2020

Mr. Frederick L. Hill
Chairperson
Board of Zoning Adjustment
One Judiciary Square
441 4th Street, N.W.
Suite 210 - South
Washington, D.C. 20001

Re: BZA Appeal No. 20221
2700 Block Chain Bridge Road, N.W.
Square 1425, Lots 841-847 (“Property”)

Dear Chairperson Hill and Members of the Board:

At its regularly scheduled and publicly noticed monthly meeting with a quorum present at all times, the Commission acted on this matter to support Board of Zoning Adjustment (BZA) Appeal No. 20221 which is entitled to “Great Weight” from the Board.

The Commission fully supports the overlay zone that protects this neighborhood and urges the Board to give great deference to its protection against developers who attempt to avoid the spirit of the overlay/zone and find loopholes by which they can carry out projects that threaten to change the character of the neighborhood.

While the Commission is not in a position to evaluate the legal arguments advanced in this case, the Commission is concerned with several aspects of it. With respect to the alternative lot width calculation, we seek to understand when this calculation would apply. We believe these lots are irregularly shaped so we wonder why the required measurement as the average distance between side lot lines was not applied. Second, the Assessment and Taxation Plat created the seven lots. It seems clear to us that this process was pursued to eventually file building permit applications for the newly-created lots. We would like to understand under what circumstances the applicant would have been required to follow the Record Lot Subdivision process instead of the A&T Plat process. Lastly, the Commission wishes to express its strong preference for the use of easements and shared driveways instead of the creation of pipe stem driveways. Shared driveways are used immediately to the west of the subject lots while a pipe stem driveway exists to the east. The minimization of new curb cuts through the use of shared driveways is an objective that we believe should be prioritized.

Commissioner Alan Karnofsky, the SMD Commissioner for the Property is authorized to appear and testify in support of this Appeal at the Board's public hearing.

Sincerely yours,

A handwritten signature in cursive script that reads "Chuck Elkins". The signature is written in black ink and is positioned above the printed name.

Chuck Elkins, Chair