

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK •</i> <i>MASSACHUSETTS AVE. HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i>
Single Member District Commissioners 01-Lee Brian Reba; 02-William Kummings; 03-Anne Marie Bairstow 04-Josh Hart; 05-Leila Afzal; 06-Trudy Reeves 07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood	4025 Brandywine Street, NW Washington, DC 20016-1843 P: (202) 657-5725 F: (515) 474-8595 Website http://www.anc3c.org

ANC 3C Resolution No. 2009-014
ANC Resolution Regarding 3127 Newark Street Board of Zoning
Adjustment Application # 17921

WHEREAS the owners of a semi-detached house located at 3127 Newark Street, NW have filed for a special exception to allow a screen porch addition to the existing single family dwelling; and

WHEREAS the owners of 3127 Newark Street request relief from the minimum lot coverage requirement of 40 percent and be allowed to increase the lot coverage to 43 percent; and

WHEREAS the owners of 3127 Newark Street request relief from the minimum side yard requirement of eight feet and be allowed to reduce it to 6 feet; and

WHEREAS the applicant's property is bordered by three other properties; and

WHEREAS the light and air and the privacy and enjoyment of the attached neighbor at 3125 Newark to the east of the applicant's property will not be affected since the porch is not visible from any part of the residence and only the northwest corner of the lot; and

WHEREAS the light and air and the privacy and enjoyment of the neighbor to the north of the applicant's property at 3138 Highland Place will not be affected since the residence sits on the northeast side of the property and on the southwest corner of the property, immediately adjacent to the property, there is an accessory building, which according to the applicant has a first floor 10 feet higher than the proposed porch; and

WHEREAS the light and air and the privacy and enjoyment of the neighbor at 3154 Highland Place will not be affected by the screen porch addition since the residence sits to the north side of the property which according to the applicant is at an elevation of approximately four feet higher than the floor level of the screen porch and immediately west of the screen porch, there is an existing pool and a one-story pool house, which according to the applicant is approximately the same elevation of the porch. (This property has received Historic Preservation Review Board approval for a larger pool house, not yet constructed.)

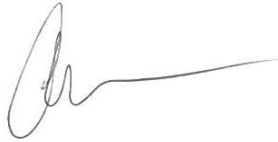
WHEREAS, there is a seven foot fence between the two properties which is to remain;
and

THEREFORE BE IT RESOLVED that ANC 3C has no objection to the granting of the
special exception to increase the lot occupancy from 40 feet to 43 feet; and

BE IT RESOLVED that ANC 3C has no objection to the granting of the special
exception to reduce the side yard from eight feet to six feet; and

BE IT FURTHER RESOLVED that the Chair, Commissioner Afzal, or Commissioner
MacWood, are authorized to represent the Commission on this matter.

Attested by

A handwritten signature in black ink, appearing to read 'Anne-Marie Bairstow', with a long horizontal flourish extending to the right.

Chair, on April 20, 2009

Anne-Marie Bairstow

*This resolution was approved by a roll call vote of 9-0 on April 20, 2009 at a scheduled
and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9
commissioners) was present.*