

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS MCLEAN GARDENS • WOODLEY PARK
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-William Kummings * 03-Anne Marie Bairstow 04-Roger Burns * 05-Leila Afzal * 06-Trudy Reeves * 07- Victor Silveira 08-Catherine May * 09-Nancy MacWood	4025 Brandywine Street, NW Washington, DC 20016-1843 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution No.2011-022
Resolution Regarding BZA Special Exception for 3509 35th Street, NW

WHEREAS the owners of 3509 35th Street, NW, have applied for a Special Exception with the Board of Zoning adjustment; and

WHEREAS the owners of 3509 35th Street, NW wish to build an addition which will be non-conforming as to the side yards and will exceed the lot occupancy allowed by zoning; and

WHEREAS zoning requirements in this R-B-2 zone is 40 percent total lot occupancy, and even with a special exception cannot exceed 50 percent of total lot occupancy; and

WHEREAS zoning requirements in this R-B-2 zone is and are 8 foot side yards; and

WHEREAS the current lot occupancy for this property is currently 36.36 percent and will be 44.3 percent after construction; and

WHEREAS the current side yards are 7 feet and 5.5 feet and the proposed addition will continue this non-conformity which is permitted for a pre-1958 dwelling as long as the non-conforming side yard is 5 feet or greater, except for the 5' extension of the cement entry porch, which is on the property line; and

WHEREAS zoning regulations require that an addition requiring a special exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely, the use of neighboring property; and

WHEREAS zoning regulations require that an addition requiring a special exception shall not have a substantially adverse affect on adjacent properties as to light and air, privacy of use and enjoyment and shall no substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and

WHEREAS the proposed addition is small in scale and does not intrude upon the character, scale and pattern of houses along the street frontage; and

WHEREAS the adjacent neighbors have no objection to the proposed addition; and

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THEREFORE BE IT RESOLVED that ANC 3C has no objection to the request for a special exception; and

BE IT FURTHER RESOLVED that the Commissioner for ANC3C-05 , the Chair, or her designee are authorized to represent the Commission on this matter.

Attested by

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

Anne-Marie Bairstow
Chair, on May 16, 2011

*This resolution was approved by a roll call vote of 5-0 on May 16, 2011
at a scheduled and noticed public meeting of ANC 3C
at which a quorum (a minimum of 5 of 9 commissioners) was present.*