

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK MASSACHUSETTS AVENUE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
<i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-Gwendolyn Bole * 03-Jeffrey Kalie 04-Vacant * 05-Margaret Siegel * 06-Carl Roller 07- Victor Silveira * 08-Catherine May * 09-Nancy MacWood	3601 Connecticut Avenue, NW Suite L-06 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org

ANC 3C Resolution 2014-031

Resolution Regarding Special Exception for Rear Deck
Board of Zoning – Application No.: 18779
For 2761 Woodley Place, NW

WHEREAS, Christine T. Trankiem purchased a single-family home at 2761 Woodley Place, NW in October 2008 located within the Woodley Park Historic District and within a R4 zone; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, filed an application with the Department of Consumer and Regulatory Affairs [DCRA] / Permit Operations Division in November 2013 to build a rear wooden deck which would be consistent in size and scope to neighboring properties as well as to the neighbors to the immediate left and right; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, applied to the Board of Zoning for a Special Exception to build a rear deck; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, propose to build a wooden “open” rear deck facing the alley, which will be similar in scope, style and size to the neighboring houses; and

WHEREAS, Christine T. Trankiem, owner-occupant at 2761 Woodley Place, NW, is seeking to build a rear deck, which would bring lot occupancy to 78% and rear yard allowance to 9 to 12 feet because the lot is uneven and angles to the South; and

WHEREAS, Christine T. Trankiem, and/or their designee(s) has contacted the neighbors to the left and right as well as the surrounding area and has received full support of this project in writing:

THEREFORE BE IT RESOLVED that ANC 3C has no objections and supports the concept of this rear deck and recommends that the Board of Zoning approve the Special Exception application for 2761 Woodley Place, NW; and

BE IT FURTHER RESOLVED that the Office of Planning was unable to identify any Board of Zoning Adjustment action that authorized the neighboring decks although the Board has granted approval for deck construction elsewhere on the square (Order Nos. 12185, 17031-A and 17225); and

BE IT FURTHER RESOLVED that the DC Department of Transportation has reviewed the Applicant's request and determined based on the information provided, the proposed project will have no adverse impacts on the District's transportation network and therefore, has no objection to the approval of the requested variances; and

BE IT FURTHER RESOLVED that ANC 3C requests the Historic Preservation Review Board to include all applicable Regulations in any written decision(s) it renders and/or permit(s) it issues; and

BE IT FURTHER RESOLVED that the Chair, Commissioner Reba (ANC3C01) and/or their designee(s) are authorized to represent ANC 3C on this matter.

Attested by

A handwritten signature in cursive script, appearing to read 'Catherine May', written in dark ink.

Catherine May

Vice-Chair, on September 15, 2014

This resolution was approved by a unanimous voice vote approving all matters on the Consent Calendar on September 15, 2014 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.