	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS MCLEAN GARDENS • WOODLEY PARK
Single Member District Commissioners 01-Lee Brian Reba; 02-Vacant; 03-Vacant 04-Josh Hart; 05-Bruce Beckner; 06-Trudy Reeves 07-Richard Rothblum; 08-Catherine May; 09-Nancy MacWood	4025 Brandywine Street, NW Washington, DC 20016-1843 Website http://www.anc3c.org

ANC3C RESOLUTION NO. 2008-037
Resolution Regarding Special Exception to Install a Rear Deck at 2908
Cortland Place, N.W.

WHEREAS 2908 Cortland Place is in a R-3 zone district that limits lot occupancy to 60% and requires a minimum rear yard of 20 feet; and

WHEREAS the property owner/applicant has filed for special exception pursuant to DCMR Section 223 to the area requirements so that the lot occupancy can be increased to 70% and the rear yard allowance can be reduced to 11 feet to accommodate a deck addition; and

WHEREAS the Board of Zoning Adjustment (BZA) can grant the special exception if it finds that the addition will not have a substantial adverse affect on the light and air, and privacy and enjoyment, of abutting or adjacent properties; and the addition will not visually intrude on the scale, character, and pattern of houses as viewed, in this case, from the alley:

BE IT RESOLVED Advisory Neighborhood Commission 3C (ANC 3C) finds that the proposed deck will not have an adverse impact on the adjoining properties since the adjoining properties have existing decks that extend to the same rear yard line or extend farther back than is requested in this application and thus, there should be no new adverse impacts resulting from this addition;

BE IT FURTHER RESOLVED that ANC 3C urges the BZA to grant the special exception and that the Chair, or her designee, is authorized to represent the Commission on this matter.


Attested by



Nancy J. MacWood

Chair, on September 22, 2008

This resolution was approved by a vote of 6-0 on September 15, 2008 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.

	<p align="center">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS MCLEAN GARDENS • WOODLEY PARK</p>
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September 22, 2008

Jerrily Kress
Director, Office of Zoning
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

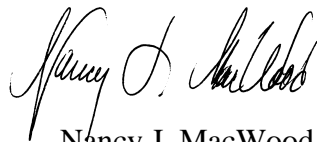
Re: ANC 3C resolution 2008-037 regarding BZA Application #17832

Dear Ms. Kress:

At the regularly scheduled public meeting of ANC 3C on September 14, 2008, the commissioners passed a resolution recommending approval of BZA Application #17832 for a zoning special exception to increase lot coverage to accommodate a rear deck at 2908 Cortland Place. A quorum was present (5 out of 8 commissioners were present), and the vote was 6-0.

Thank you for giving great weight to the position of ANC 3C on this matter. If you have any questions, please feel free to contact me, Commission Chair at (202) 966-5333 or nmacwood@aol.com.

Best regards,



Nancy J. MacWood
Chair, ANC 3C

Enclosures: ANC 3C Resolution 2008-037