

	<p style="text-align: center;">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i> <i>MASSACHUSETTS AVENUE HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p>
<p>Single Member District Commissioners 01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez 04- Vacant; 05- Margaret Siegel; 06-Carl Roller 07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood</p>	<p style="text-align: right;">P.O. Box 4966 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org</p>

ANC 3C Resolution No. 2015-024
Regarding BZA Application to expand lot occupancy at 2905 28th
Street, NW

Whereas the owner of the property located at 2905 28th St. NW, Washington, DC wants to close off an existing garage and repurpose it for internal living use; and

Whereas the owner of said property intends to create a new opening of 11 ft immediately behind the property from the alley to accommodate a car pulling into the yard and parking under the deck; and

Whereas the owner of the said property proposes to demolish an existing rear deck and rebuild across the back of the deck which will increase the lot occupancy of the structure to 52.7%, which is greater than is allowed in an R3 zone; and

Whereas R3 zoning regulations provide special exceptions to increase the standard lot occupancy from 40% to as much as 70%; and

Whereas the standard of review for special exceptions is primarily consideration of any adverse consequences on neighbors or creation of issues of light, air, and congestion; and

Whereas the owner has obtained written confirmation from his immediate neighbors that they do not oppose the proposed changes to the said property; and

Whereas there are no known adverse impacts on light or air as a result of the proposed changes to the said property; and

Whereas the neighbors have expressed concern about the speed of vehicular traffic at this location as well as sight lines and safe stopping distances; and

Whereas ANC3C has voted to request DDOT’s evaluation of these safety concerns of the alley on the 2900 block of 28th Street, NW and to make recommendations to improve safety measures:

THEREFORE, BE IT RESOLVED that ANC3C requests BZA review these safety concerns as it considers the application; and

BE IT FURTHER RESOLVED that ANC3C has no objection to the application to increase lot occupancy to 52.7%; and

BE IT FURTHER RESOLVED, the Commissioner for 3C02, the Chair, or their designees are authorized to represent ANC3C on this matter.

Attested by



Carl Roller

Chair, on June 15, 2015

This resolution was approved by a voice vote, on June 15, 2015 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.