



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

*CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK*

Single Member District Commissioners
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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ANC 3C Resolution No. 2016-024
Resolution Regarding Special Exception for Rear Deck
Board of Zoning - Application No: 19263 - 2629 Woodley Place, NW

WHEREAS, Michael D. Baker and Kimberly Baker purchased their single-family home located at 2629 Woodley Place, NW in 1995 located within the Woodley Park Historic District and within a R4 zone;

WHEREAS, Michael D. Baker and Kimberly Baker filed an application with the Historic Preservation Review Board [HPRB] and the Department of Consumer and Regulatory Affairs [DCRA] / Permit Operations Division to rebuild their rear deck that was damaged as a result of Hurricane Sandy;

WHEREAS, Michael D. Baker and Kimberly Baker applied to the Board of Zoning for a Special Exception to rebuild their rear deck;

WHEREAS, Michael D. Baker and Kimberly Baker propose to replace a weather-damaged wooden deck facing the rear alley with a similarly-styled wooden deck, which will be similar in style- and will also be similar in size and style to the decks on neighboring houses;

WHEREAS, Michael D. Baker and Kimberly Baker are seeking to rebuild and decrease their rear deck, which would bring lot occupancy to 70.03% and rear yard allowance to 5 feet - the replacement deck would have support beams on the ground with the deck surface and surrounding railing at the second story level, resulting in very limited development at ground level;

WHEREAS, Sec. 223 of the zoning regulations permits approval of Special Exceptions as long as the proposed development would not have adverse affects on neighboring property; neighbors were notified and fully support 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;

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



Carl Roller
Chair, on May 16, 2016

This resolution was approved by a voice vote on May 16, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.