



**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-Jason Fink; 03-Janell Pagats  
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt  
07- Maureen Kinlan Boucher; 08-Jocelyn Dyer; 09-Nancy MacWood

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**ANC3C Resolution 2022-021**  
**Regarding the BZA Special Exception Application for 3421 Wisconsin Avenue**

Whereas, the owner of 3421 Wisconsin Avenue, a 5-unit apartment building in the RA-2 zone, has filed for a special exception, Case No. 20812, to waive three zoning requirements:

- Lot occupancy - request is to allow 69% where 60% is the limit;
  - Court—request is to allow a width of 3.67ft. where 10ft is required;
  - Side Yard—request is to extend a non-conforming side yard, which is 2ft 7 1/2in. for the addition along Norton Place where a 4ft. side yard is required when a side yard is provided;
- and

Whereas, special exceptions may be approved when doing so would not have a substantial adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property; and

Whereas, the factors that are critical to determining an adverse effect are light and air, privacy, and the visual impact of the new building on the character, scale, and pattern of houses along the street; and

Whereas, the DC Historic Preservation Review Board approved the proposed design concept and found it compatible with the Cleveland Park Historic District; and

Whereas, the proposed increased building footprint will add 220 sf to lot occupancy with most of the new footprint facing Norton Place rather than another developed lot, and where the addition abuts a developed lot to the south the addition adds approximately 15 linear feet with double windows at the first and second floors that would face into the adjoining lot's rear yard which is paved and used for resident parking; and

Whereas, the original structure shares the scale and character of the adjoining rowhouses along Wisconsin Avenue, and shares the height but not the scale and character of houses along Norton Place; and

Whereas, the surrounding neighbors have been noticed about the zoning application and have not appeared at ANC meetings or contacted the ANC to object:

Be It Resolved that ANC 3C supports the special exception application and finds that

- an adverse impact related to air and light will not be created because the addition to the north faces a public street and to the south faces a paved parking area;
- an adverse impact related to privacy will not be created because there are no habitable spaces adjacent to the proposed addition and the rear yard of the abutting row house is used for parking rather than congregating;
- an adverse impact will not be created related to the visual effect of the new building on the character, scale, and pattern of houses along Norton Place because the lot line is setback from a retaining wall that runs the length of the lot and that is several feet above the sidewalk, and the proposed structure will only intersect with the lot line at the corners of

each proposed addition block form similar to how an earlier and remaining addition intersects with the lot line. Further, the pattern established on the Norton Place block in relation to 3421 is related to the retaining wall, the roof dormers and roof materials rather than setbacks;

Be It Resolved that the Chair and the Commissioner 3C09 are authorized to represent the ANC on this matter.

**Attested by**

A handwritten signature in black ink that reads "Beau Finley". The signature is written in a cursive, flowing style.

Beau Finley  
Chair, on November 14, 2022

*This resolution was approved by voice vote on November 14, 2022, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*