



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •  
WOODLAND-NORMANSTONE • WOODLEY PARK

*Single Member District Commissioners*  
01-Hayden Gise; 02-Adam Prinzo; 03-Janell Pagats  
04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon  
07-Gawain Kripke; 08-Rick Nash

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**ANC 3C Resolution 2024-CONSENT**

**In support of approval of BZA Application 21118 and HPA 24-208 the project to construct a three-story side addition and convert to a principal dwelling at 2850 27th St, NW**

WHEREAS the owner of the property located at 2850 27th St, NW (Square 2109, Lot 72) has applied to the Board of Zoning Adjustment (BZA) with Case Number 21118 for an area variance to renovate the property to a single multi-generation family home;

WHEREAS the owner of the property has applied to the Historic Preservation Review Board Case Number 24-208 for approval for the project;

WHEREAS the owner plans to convert the existing 12 bedroom guest house into a single family home. This will involve a full interior renovation including addition of a kitchen on the main level, restoring a garage structure back into a garage, the addition of an elevator for aging in place, and small addition to accommodate new spaces;

WHEREAS the proposed renovation will add approximately 350sf in total across 3 floors to include a kitchen and space for a residential elevator; and the owner seeks a variance to exceed the allowed 1.8 floor area ratio (FAR). The proposed plans would increase the existing FAR by 0.08 to 1.98 FAR. The existing FAR (1.9) already exceeds the allowable 1.8 FAR;

WHEREAS the property is located in the Woodley Park Historic District and have made efforts to align the project with the historic style and materials of the property;

WHEREAS ANC 3C has considered the proposed renovation in a public meeting of the ANC3C Planning, Zoning, Housing & Economic Development Committee on May 6 2024;

WHEREAS the surrounding neighbors have been noticed about the zoning application and have not contacted the ANC to object.

THEREFORE BE IT RESOLVED that ANC 3C supports the relief for BZA Case Number 21118 with no reservations, believes the application satisfies the requirements for a variance, and requests the BZA grant the requested relief;

BE IT RESOLVED that ANC 3C also supports HPRB approval of the project as proposed by the owner and believes the proposal is are compatible with the historic district;

BE IT RESOLVED that the Commission authorizes the Chair and the Commissioner for 3C07 to represent the Commission on this matter.

**Attested by**

A handwritten signature in black ink, appearing to read 'Janell Pagats', written in a cursive style.

**Janell Pagats  
Chair, on May 20, 2024**

*This resolution was approved by voice vote on May 20, 2024, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.*