



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • [anc2e@dc.gov](mailto:anc2e@dc.gov)

January 8, 2018

Mr. Frederick Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street NW, Suite 210S  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

**RE: Board of Zoning Adjustment Application for 3238 Reservoir Road NW (BZA #19685)**

Dear Chairperson Hill,

On January 3, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by six commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (6-0-0) with regard to the above-referenced matter:

WHEREAS, the applicant seeks relief from the accessory apartment regulations for an R-20 zoned district,

WHEREAS, the applicant recently purchased 3238 Reservoir Road NW, a single-family residence,

WHEREAS, this residence maintains an accessory apartment that has been continuously occupied for 18 years,

WHEREAS, the property straddles two different zoning districts: MU-4, which allows for a “two family flat or accessory unit,” and R-20, which does not allow for “two family flat or accessory unit,”

WHEREAS, the applicant desires to maintain this accessory apartment and acquire a separate Certificate of Occupancy and offer a long-term lease,

WHEREAS, the applicant, under current conditions, is unable to maintain half of the existing basement unit as a separate accessory unit,

#### COMMISSIONERS:

Ed Solomon, District 1    Joe Gibbons, District 2    Rick Murphy, District 3  
Mara Goldman, District 4    Lisa Palmer, District 5    Jim Wilcox, District 6  
Monica Roaché, District 7    Zac Schroepfer, District 8

WHEREAS, the property has an existing separate entrance for the accessory apartment that maintains the historic fabric of the neighborhood,

WHEREAS, there are no objections filed by the neighbors in this matter,

WHEREAS, the applicant would have an untenable financial burden if they had to remove the existing full kitchen and reconfigure the interiors, and

WHEREAS, this property is a unique and specific situation to the Zoning Map.

THEREFORE, BE IT RESOLVED that ANC 2E finds that granting relief for 3238 Reservoir Road NW would not be a substantial detriment to the public good.

BE IT FURTHER RESOLVED that ANC 2E finds that granting relief would not be inconsistent with the general intent and purpose of the Zoning Regulations and Zoning Map.

BE IT FURTHER RESOLVED that ANC 2E supports only this specific fact pattern of this unique situation for relief from the accessory apartment regulations of Subtitle U § 253.4.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gibbons", with a long horizontal flourish extending to the right.

Joe Gibbons  
Chair, ANC 2E