



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)

July 17, 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 3520 S Street NW (BZA #19521A)**

Dear Chairperson Hill,

On July 2, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by five commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (5-0-0) with regard to the above-referenced matter:

WHEREAS, the condition affecting the applicant's property is not unique because there are numerous alley-facing garages already in existence throughout the R-20 zone, including accessory buildings with respect to which homeowners have sought zoning relief to permit the addition of a second story containing an accessory apartment,

WHEREAS, issuance of the variance requested by the applicant would result in a substantial detriment to the public good and the integrity of the R-20 zone plan because it would open the door to the construction of second story living units adjacent to alleys throughout the R-20 zone in derogation of the explicit and unambiguous prohibition on two story accessory buildings in the R-20 zone contained in the 2016 Zoning Regulations,

WHEREAS, Subtitle 253.8 (f) (1) of the 2016 Zoning Regulations states that “the accessory building shall be located such that it is not likely to become objectionable to neighboring properties because of noise, traffic parking, or other objectionable conditions,” and

WHEREAS, the Burleith Community is impacted by daytime and evening on-street parking from three schools, including the Duke Ellington School of the Arts, which

### 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

includes a state of the art 800-seat auditorium, Hardy Middle School, the Washington International School, nearby Georgetown University, and MedStar Georgetown University Hospital.

THEREFORE, BE IT RESOLVED that ANC 2E opposes the issuance of a variance from the accessory building requirements to permit the construction of a two story accessory building at 3520 S Street NW.

Commissioners Ed Solomon ([2E01@anc.dc.gov](mailto:2E01@anc.dc.gov)), Rick Murphy ([2E03@anc.dc.gov](mailto:2E03@anc.dc.gov)), and Joe Gibbons ([2E02@anc.dc.gov](mailto:2E02@anc.dc.gov)) are the Commission's representatives in this matter.

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