



June 6, 2019

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Mr. Frederick Hill, Chairperson  
Board of Zoning Adjustment  
District of Columbia Office of Zoning  
441 4th Street NW, Suite 200/210-S  
Washington, DC 20001

VIA: BZASubmissions@dc.gov

RE: BZA #20033: 302 South Carolina SE; Special Exception to construct a two-story rear addition to an existing, attached principal dwelling

Dear Chairman Hill:

At a regularly scheduled, properly noticed, meeting on May 14, 2019, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 9-0-0 in support of the above-referenced request.

The Commission saw and supported this case twice during the historic preservation review process, twice supporting the proposed addition as compatible with the Capitol Hill Historic District and consistent with the intent of preservation law and regulation. ANC 6B continues to support this project, urging the Board of Zoning Adjustment to approve the necessary area variance and two special exceptions for the HPRB-approved design.

Specifically, ANC 6B believes the applicant meets all three prongs of the variance test detailed under Subtitle X § 1000.1.

***1) Exceptional Situation Resulting in a Practical Difficulty***

The applicant presented compelling evidence to the commission the lots of this row are exceptionally small for the immediate context. Furthermore, the angle of South Carolina Avenue relative to 3rd Street created caused the Historic Preservation Review Board to approve a design that necessitated a variance from Subtitle D §504.1

***2) No Substantial Detriment to the Public Good***

The subject property is adjacent to an approximately 15-foot alley. Across that alley is a property with a substantial side yard. Because of the angle of the property, the rear is less than four feet from the 3rd street right of way. Furthermore, within the last 10 years, this house has a history of a sleeping porch, which the applicant removed for safety reasons. This addition is of a similar depth to the sleeping porch. Finally, the

design is appropriate for the neighborhood. The confluence of these factors the commission to believe that the addition is not a substantial detriment to the public good.

**3) *No Substantial Harm to the Zoning Regulations***

The design and size of the addition is consistent with the intent of the RF zones. Furthermore, this addition will not harm the zoning regulations, as houses to the east of this property would likely be able to add an addition of this size without HPRB-mandated variances

Furthermore, ANC 6B believes the applicant meets the standard for a special exception the guidelines of Subtitle E § 5201.3 for special exceptions to Subtitle E 506.1, rear yard depth, and Subtitle C 202.2, addition to non-conforming structures. Specifically:

**(a) *The light and air available to neighboring properties shall not be unduly affected***

While the ANC recognizes the impact on light to the neighbor to the west, we do not find it to be unduly affected, especially considering the history of the sleeping porch. Furthermore, the glassy design of the addition will promote transparency and visibility

**(b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised***

The addition will not have windows facing any neighbor and the commission believes the privacy and use will not be unduly compromised. The uses in the rear yard of the adjacent properties will not be compromised by this addition.

**(c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage***

The commission supported this addition twice before the Historic Preservation Review Board and we continue to believe the addition is consistent its immediate context as laid out here and in the historic preservation regulation and guidelines.

**(d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways;***

The ANC was provided with graphical representation in making our recommendation

**(e) *The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot up to a maximum of seventy percent (70%).***

The applicant has applied for a variance here.

Brain Ready, SMD Commissioner for this property, and Corey Holman, Chair of ANC 6B's Planning and Zoning Committee, are authorized to represent ANC 6B in from of the Board on this matter.

Sincerely,



Chander Jayaraman

Chair, ANC 6B



Cc:

Owner/Applicant: Matthew and Claire Portolese/Bill Putnam, Dynerman Architects  
Planning and Zoning Chair: Corey Holman  
SMD Commissioner: Brian Ready



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**


Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:				Number of members present at the meeting:									

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):


The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):


**AUTHORIZATION**

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.**

**INSTRUCTIONS**

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

**For Zoning Commission:**

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

**For Board of Zoning Adjustment:**

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.