



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

September 11, 2015

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

RE: 1508 Caroline St BZA # 19044

Dear Chairman Jordan,

At its regular meeting on September 9, 2015, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 6 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of 6-0:

Whereas the applicant at 1508 Caroline Street NW is requesting a special exception to the zoning regulations for an addition to their property; and

Whereas the property is on Caroline Street NW within the U Street Historic District;

Whereas Caroline Street is unique and composed of pairs of identical houses;

Whereas a small shed on the side of 1508 Caroline Street, constructed prior to the enactment of the historic district, breaks this pattern;

Whereas there is concern from immediate neighbors that the proposed addition will negatively impact their light and air quality as well the health of trees on their property;

Whereas there is concern that the side addition could be precedent setting for the street and few neighbors would like to see the separated homes expanded on the property lines to become row homes.

Whereas ANC 2B reviewed the project at our September 2, 2015 Zoning, Preservation, and Development meeting and supported a compromise (which has since been fully incorporated into the plans) that would retain the one story addition on the side of the

building where the shed is now, while angling the rear of the house so that the addition will not impede the light and air of the neighbor to the West.

Therefore be it RESOLVED for the reasons specified above that ANC 2B supports the project as proposed.

Be it further RESOLVED ANC 2B supports the project conditioned on the consultation of an arborist to protect trees during construction on and adjacent to the property and in addition to conduct a light and shadow study of the effects of the project to be completed prior to construction and shared with immediate neighbors.

Be it further RESOLVED that ANC 2B does not believe support for this special exception would constitute precedent for other houses on the block to expand laterally, because of the pre-existing structure on the property line.

Commissioners Nicole Mann (nicole.mann@dupontcircleanc.net) and Noah Smith (noah.smith@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink that reads "Noah Smith". The signature is written in a cursive style with a large initial "N".

Noah Smith
Chairman

cc: bzasubmissions@dc.gov, Richard.nero@dc.gov, sara.bardin@dc.gov