

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
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**RESOLUTION SUPPORTING (with conditions) the Board of Zoning Adjustment Application:
BZA Case 19395 by the Embassy of the State of Kuwait, 3107 Fessenden Street, NW, to build a
new guard booth as an accessory structure in the front yard**

November 15, 2016

WHEREAS, The Embassy of the State of Kuwait owns a residence at 3107 Fessenden Street, NW which is intended to be the new residence for the ambassador, and they desire special exception relief to construct a new guard booth as an accessory structure in the front yard;

WHEREAS, The Embassy of the State of Kuwait (Applicant) has filed BZA Case 19395 dated October 19, 2016; on the previous evening, October 18, 2016, Applicant made an introductory presentation to ANC 3F at its regularly scheduled and noticed meeting; the BZA hearing is scheduled for January 25, 2017;

WHEREAS, Applicant's work detail provides "The Embassy is heavily screened around its perimeter. The guard booth will be 8'8" tall and will be located 15 feet back from the existing 7'6" tall metal fence that runs along the south boundary of the Embassy property along Fessenden Street. There are existing bushes and trees that will remain between the fence and the proposed guard booth location. The guard booth will be screened from view...the guard booth has been designed, and will be located, to be as unobtrusive as possible. Moreover, construction of the guard booth will not include any new exterior lighting, buzzer/intercom system, or external speakers, and the guard booth will be located at least 140 feet away from the closest residence across Fessenden Street";

WHEREAS, Applicant and their architects and contractors have cooperated with ANC 3F to ensure protection of the mature trees in the vicinity of the guard house; specifically, Applicant affirms that the booth will sit on a platform, and the piles to support the platform will be hand-dug into the ground and carefully positioned to avoid hitting any significant tree roots. Applicant further affirms that the work will be done under the supervision of a certified arborist;

WHEREAS, Applicant assures ANC 3F and the community that it will install additional plantings to screen and soften the guard booth appearance and visibility;

WHEREAS, consistent with MoveDC policy, ANC 3F generally requests sidewalks for new construction, Applicant further agrees that they will not oppose a future installation of a

sidewalk based on landscaping, stormwater management, or other concerns;

WHEREAS, ANC 3F urges Applicant to minimize inconvenience to the neighbors during the course of the work and beyond;


WHEREAS, ANC 3F welcomes the Kuwaiti ambassador to Forest Hills.

THEREFORE BE IT RESOLVED, that ANC 3F approves Applicant's **BZA Case 19395** with conditions as follows:

1. Applicant will submit a traffic control plan and construction staging plan to ANC 3F for review and comment as soon as they are available, if required by DC regulation; and
2. When known, Applicant will notify neighbors on Fessenden Street and Linnean Avenue of dates of construction, approximate length of construction period, and a name and contact number of a construction representative on site; and
3. Applicant agrees to comply with all DC laws governing the care, protection and potential replacement of existing trees; and
4. Applicant affirms that the guard booth will sit on a platform, and the piles to support the platform will be hand-dug into the ground and carefully positioned to avoid hitting any significant tree roots. Applicant further affirms that the work will be done under the supervision of a certified arborist; and
5. Applicant affirms that it will install additional plantings to screen and soften the guard booth appearance and visibility, attempting to shield it from view from Fessenden Street and Linnean Avenue;
6. No temporary or permanent structures are to be placed or built over the front property line or the front building restriction line; and
7. Applicant agrees to comply with all DC Zoning and Building regulations that apply to the treatment of public space; and
8. Applicant agrees that its stormwater management plan and its landscaping will not preclude future installation of a sidewalk.

BE IT FURTHER RESOLVED, that Commissioners Mary Beth Ray, Sally Gresham and Malachy Nugent are authorized to speak on behalf of ANC 3F regarding this matter.

ANC 3F *approved* this resolution at its meeting on November 15, 2016, which was properly noticed and at which a quorum was present, by a vote of 6 in favor, 0 opposed, and 0 abstaining.


Malachy Nugent
Chair, ANC 3F