Advisory Neighborhood Commission 4A

DISTRICT OF COLUMBIA GOVERNMENT
7600 GEORGIA AVENUE N.W., SUITE 404
WASHINGTON, DC 20012
(202) 291-9341 • FAX (202) 723-8175

DATE: November 15, 2001

FROM: James H. Jones, Chairman
Advisory Neighborhood Commission 4A

TO: Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210
Washington, DC 20001

THRU: Jerrily R. Kress, FAIA
Director

SUBJECT: ANC 4A REPORT RE: BZA APPLICATION NO. 16799

(a) THE IDENTIFICATION OF THE APPLICATION:

BZA Application No. 16799. The premises affected are located at 4007 16th Street NW, Lot 51, Square 2695.

(b) WHEN THE PUBLIC MEETING OF THE ANC TO CONSIDER THE APPLICATION WAS HELD:

Tuesday, November 6, 2001, at 7:00 PM

(c) WHETHER PROPER NOTICE OF THAT MEETING WAS GIVEN BY

Yes, ANC 4A provided proper notice of the November 6, 2001, meeting to its residents. Notices were mailed to over 1500 residents approximately 10 days prior to the meeting. Meeting notices were also published in an ANC 4A community newsletter. The information on all meeting notices include: date, time, location, agenda, names of the ANC Commissioners and the ANC 4A office telephone number.

BZA
Case No. 16799
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16799
EXHIBIT NO.22

(d) THE NUMBER OF MEMBERS OF THE ANC THAT CONSTITUTE A QUORUM AND THE NUMBER PRESENT AT THE MEETING:

Four ANC members constitute a quorum at ANC 4A. Six members were present at the ANC 4A meeting on Tuesday, November 6, 2001.

(e) THE ISSUES AND CONCERNS OF THE ANC ABOUT THE WHICH THE APPLICATION, AS RELATED TO THE STANDARDS OF THE ZONING REGULATIONS AGAINST WHICH THE APPLICATION MUST BE JUDGED:

The standards of the zoning regulations against which this application must be judged are pursuant to 11 DCMR Section 3104.1 for a special exception to allow an addition to a one family dwelling under Section 223 not meeting the lot occupancy (Section 403) and open court (Section 406) requirements in the R-3 District.

Standard No. 1: ***Section 223 stipulates that lot occupancy of the dwelling together with the addition shall not exceed seventy percent in the R-3 District.***

The lot occupancy for the dwelling and addition combined is 67.4%, which is within the 70% maximum allowable lot occupancy for a row dwelling in the R-3 District under Section 223.

Standard No. 2: ***Section 223.2 stipulates that the addition shall not have a substantial adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property: (a) The light and air available to neighboring properties shall not be unduly affected; (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; (c) The addition, 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 street.***

The Applicant, Willie Hopkins, introduced his nephew, Carlos Eairgin, as his spokesman on this application at the ANC 4A meeting. Compliance with Standard Number 2 was demonstrated through exhibits that the Applicant presented which included floor plans for the sunroom addition, a survey document, and a statement signed by neighbors in adjacent properties acknowledging that they had reviewed and discussed the sunroom addition with the Applicant. (Statement attached)

Mr. Eairgin stated that similar sunroom additions already exist on several of the row houses in the block. Further, he indicated that the neighbors did not oppose the addition. No residents among the 50 or so attendees at the ANC 4A meeting spoke in opposition to the addition.

(f) THE RECOMMENDATIONS, IF ANY, OF THE ANC AS TO THE DISPOSITION OF THE APPLICATION:

ANC 4A voted unanimously to support the BZA Application No. 16799 and recommends that the BZA allows it.

(g) THE VOTE ON THE MOTION TO ADOPT THE REPORT TO THE BOARD:

ANC 4A members voted 6 to 0 in favor of Application No. 16799.

(h) THE NAME OF THE PERSON WHO IS AUTHORIZED BY THE ANC TO PRESENT THE REPORT:

ANC 4A Commissioner James H. Jones.

(i) THE SIGNATURE OF THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE ANC:

James H. Jones

James H. Jones, ANC 4A Chairman

Attachment

ATTACHMENT

October 15, 2001

To: Board of Zoning

Re: HOPKIN RESIDENCE
4007 16th St. N.W.
Washington, D.C. 20011

Subj: Sunroom Addition

This is to confirm that we have reviewed and discussed our plan to add a sunroom addition in the rear of our house with our neighbors that live directly next to us. Below is the acknowledgement from each of them accordingly.

Signed,

Willie Hopkins
Willie Hopkins

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ACKNOWLEDGEMENT

Name [illegible]
Address 4009 16th St.
Signature [illegible]
Date [illegible]

Name AZEB - TADESSE
Address 4005 16th st
Signature Zeb Tadesse.
Date 10-14-2001