Advisory Neighborhood Commission 4A
DISTRICT OF COLUMBIA GOVERNMENT
7600 GEORGIA AVENUE N.W., SUITE 404
WASHINGTON DC 20012
(202) 291-9341

DATE: **January 7, 2002**

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. 16819**

(a) THE IDENTIFICATION OF THE APPLICATION:

BZA Application No. 16819. The premises affected are located at 1521 Kalmia Road NW; Square 2770, Lot 24; Zone District: R-1B

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

Wednesday, January 2, 2002, at 7:15 PM

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

Yes, ANC 4A provided proper notice of the January 2, 2002, meeting to both the applicants and the 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. 16819
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO.16819
EXHIBIT NO.18

(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 Wednesday, January 2, 2002.

(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. The existing non-conforming site set back will not permit expansion of existing garage and connection to existing house.

Standard No. 1: ***Section 223 stipulates that lot occupancy of the dwelling together with the addition shall not exceed fifty percent (50%) in the R-1 District.***

The lot occupancy for the dwelling and addition combined is 40%.

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 Applicants presented a survey document and floor plans of the addition which were in compliance with the standard cited above. They also provided a letter with signatures of the neighboring property owners who did not express opposition to the proposed plan. Further, no one in attendance at the ANC 4A meeting voiced opposition to the plan.

(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. 16819 and recommends that the BZA allows it.

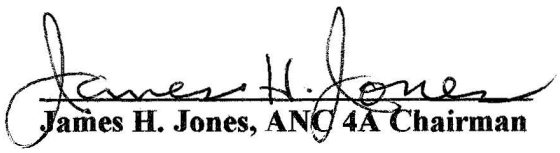
(g) THE VOTE ON THE MOTION TO ADOPT THE REPORT TO THE BOARD:

ANC 4A members voted 6 to 0 in favor of Application No. 16819.

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

ANC 4A02 Commissioner Jourdinia S. Brown.

(i) THE SIGNATURE OF THE CHAIRPERSON OF THE ANC:



James H. Jones, ANC 4A Chairman