



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

Bennett Hilley
Chairperson
4C06@anc.dc.gov
202-750-0481
SMD 4C06

Jonah Goodman
Vice-Chairperson
4C10@anc.dc.gov
732-456-6244
SMD 4C10

Leah Anderson
Secretary
4C08@anc.dc.gov
202-491-7077
SMD 4C08

Ulysses E. Campbell
Treasurer
4C03@anc.dc.gov
202-792-8258
SMD 4C03

Charlotte Nugent
4C01@anc.dc.gov
857-540-0456
SMD 4C01

Maria Barry
4C02@anc.dc.gov
202-258-5031
SMD 4C04

Nora Simon
4C04@anc.dc.gov
202-753-9717
SMD 4C04

Debbie Matties
4C05@anc.dc.gov
202-810-1838
SMD 4C05

Kim Varzi
4C07@anc.dc.gov
703-718-6318
SMC 4C07

Tearsa Coates
4C09@anc.dc.gov
240-492-6850
SMD 4C09

September 12, 2019

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case #20125 Application for Special Exemption

Dear Mr. Hill,

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 7 of 10 Commissioners present at its September 11, 2019, meeting, voted, with 7 Yeas, 0 Nays, and 0 Abstention to support Christopher and Marcelline Green, Special Exception Application Case No. 20125 for 1216 Decatur Street, NW, Washington, DC 20011.

The Commission also voted with 7 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C03, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the Board of Zoning Adjustment related to this matter.

The subject property is a single-family dwelling located at 1216 Decatur Street NW in an R-1-B zone. The property lot is 40.0 feet in width and the lot length is 139.35 feet. The total lot area is 5,574 square feet. The current lot occupancy of the property for the existing home and existing accessory building is a total of 32%. The maximum lot occupancy for this zoning district is 40%. If approved by the BZA, the new lot occupancy of the proposed structure would be 41%.

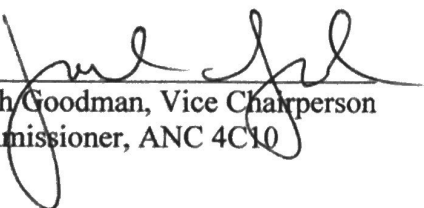
The applicant proposes to build a new (larger), rear 2-car detached garage and carport structure that will accommodate a total of three vehicles. If approved, the project would free up several spaces on Decatur Street, which has a high demand for parking with the neighboring commercial areas of Georgia Avenue adjacent to it. The proposed structure requires zoning relief for maximum lot occupancy and maximum building area for an accessory building as identified in § 304.1 and § 5006.1.

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW
Washington, DC 20011

Board of Zoning Adjustment
District of Columbia
CASE NO.20125
EXHIBIT NO.26

The proposed project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property is unique with respect to size, topography, and location. The property is situated on a very large and flat lot and therefore has a tremendous amount of green space in the front, side, and rear yards that would still be maintained if relief was granted. The proposed project would not adversely affect the use of neighboring properties. In fact, the requested relief will assist in alleviating the existing problem of securing street parking on this section of Decatur Street. The proposed project will meet all required special conditions and has the support of neighbors including those located directly adjacent to the subject property.



Jonah Goodman, Vice Chairperson
Commissioner, ANC 4C10

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