

# Advisory Neighborhood Commission 3D

## Government of the District of Columbia

---



June 7, 2023

Board of Zoning Adjustment  
441 4<sup>th</sup> St, NW, Suite 210-S  
Washington, D.C., 20001

Re: BZA Case No. 20942 (4726 Sedgwick St, NW)

Dear Chairman and Members of the Board:

At a duly noticed public meeting with a quorum present at all times, Advisory Neighborhood Commission 3D voted unanimously to approve sending this letter of support for BZA Case No. 20942.

ANC3D supports the request for Special Exception pursuant to Subtitle D Section 5201 and Subtitle X Section 901 from the side yard requirements of Subtitle D Section 206.7 to construct a 2<sup>nd</sup> story addition to an existing one-story wing of an existing two-story house with cellar in the R-1-B zone. Section 206.7 requires an addition to a non-conforming structure to have a minimum of 5' side yard; the request is to have the addition extent to align with the existing 1.9' side yard.

With the 16' wide side public alley existing on this west side of the subject property next to the proposed addition, all adjacent residences across the alley are a greater distance away from the proposed addition than the typical 8' side yard setback would require. Notably, the owner has received written support for the proposed modifications from the neighbor across the alley. (attached) The proposed addition is also 22' from the property line to the east, well in excess of the 8' side yard typical side yard setback required.

Through the variation of roof line, massing, and window patterns, the design has taken measures to ensure that the addition is in character and in scale with similar homes in the neighborhood. It will not disrupt the privacy, air, and light of the neighbors. Through the submission of architectural plans and elevations and neighbor support, the owner has demonstrated that the special exception criteria have been met.

Considering the above reasons, the ANC supports the request for the relief sought in this Special Exception. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Tricia Duncan", is written over a blue horizontal line.

Tricia Duncan (Jun 9, 2023 10:42 EDT)

Tricia Duncan, Chair

Date: May 23, 2023

Board of Zoning Adjustment  
441 4<sup>th</sup> St, NW, Suite 210-S  
Washington, D.C., 20001


Re: Letter of Support for Special Exception for 4726 Sedgwick St NW renovation/addition

To Whom it May Concern:

As a next-door neighbor and one who is directly across from the side alley near the addition, I, Julia Diaz, give my full support for the Special Exception requested by Chris and Amanda Rodriguez of 4726 Sedgwick St NW to construct a 2<sup>nd</sup> floor addition as proposed in their petition. The Special Exception requests relief from side yard setback, which is 5' when making an addition to an existing structure that is within the typical 8' setback zone. The proposed addition will encroach no further than the 1<sup>st</sup> floor addition below, which is at 1.9' from the side property line that adjoins the side alley. With the alley, the spacing of the proposed addition from any adjacent property lines is greater than the typical 8' that would occur with abutting properties. The relief granted by the Special Exception will not adversely affect my property and is within the spirit of the intent of zoning and compatibility criteria.

Please let me know if you have any questions.

Sincerely,



Julia Diaz  
4732 Sedgwick St NW