

Advisory Neighborhood Commission 7C

SMD 7C01 – Brian Glover

SMD 7C04 – Anthony L. Green

SMD 7C07 – Antawan Holmes

SMD 7C02 – Patricia Williams

SMD 7C05 – Shirley A. Boykins

SMD 7C08 – Kimberly Martin

SMD 7C03 – Carlos Richardson

SMD 7C06 – Patricia Stamper

SMD 7C09 – Carrie N. Brown

July 15, 2024

Zoning Commission for the District of Columbia

441 4th Street, Suite 210S

Washington, DC 20001

RE: BZC Case No. 21133

Dear Members of the Commission:

At a regularly scheduled and properly noticed meeting on June 13, 2024, the Advisory Neighborhood Commission 7C ("ANC7C" or "Commission") considered the above-referenced matter. With 5 of 9 Commissioners in attendance to establish quorum, our Commission voted 5-0-0 in support to the following relief to construct a new, semi-detached, three-story, principal dwelling unit in the R-2 zone at 1119 48th PL NE (Square 5158, Lot 10) **contingent** to the applicant presenting their development plans and seeking approval of the Deanwood Citizens Association (DCA).

Type	Relief	Pursuant To
Special Exception	The side yard requirements of Subtitle D § 208.3	Subtitle D § 5201, and Subtitle X § 901.2
Special Exception	The lot occupancy requirements of Subtitle D § 210.1	Subtitle D § 5201, and Subtitle X § 901.2

On May 20th, the applicant met with the DCA to present the details for the project and requested relief. On June 24th, DCA supported that applicant's variance requests and completed a Construction Maintenance Agreement (CMA) with the applicant. After the June 26th BZA Hearing, the Board of Zoning Adjustment allowed for extended time for the following:

Due by Monday, July 8, 2024:

From the Applicant:

- Additional clarifying information
- Communication with Greg Davis and Trenna Campbell about the proposed application

Due by Monday, July 15, 2024:

From ANC 7C:

- A Response (optional)

On June 27th, ANC7C invited both the applicant and Mr. Davis and Ms. Campbell to our Executive meeting to discuss the requirements of the BZA. The applicant and Mr. Davis and Ms. Campbell discussed the movement of a tree planted years ago on the proposed site to be moved to their yard as terms for approval. The applicant stated that they would investigate the matter with an arborist to determine if the move is feasible.

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At our Special meeting on July 11th, the applicant and Ms. Campbell attended to continue discussing acceptance criteria for the development again discussing the movement of a tree being transplanted to their lawn as the settlement terms. The applicant agreed to paying for the movement of the tree to Mr. Davis and Ms. Campbell's yard to resolve this matter.

Since both the applicant and Mr. Davis and Ms. Campbell met and agreed to terms for settlement, ANC7C **supports** the applicant's special exception requests 1119 48th PL NE. Thank you again for providing ANC7C with an opportunity to exercise "Great Weight" on this matter.

Sincerely,

Antawan E Holmes

Antawan Holmes
Chairperson