



ADVISORY NEIGHBORHOOD COMMISSION 4E
Government of the District of Columbia

4E01 – Nikki Jones, Treasurer
4E02 – Vince Micone
4E03 – Maria Barry, Chair
4E04 – Randy Zmuda, Vice-Chair
4E05 – Camsie McAdams
4E06 – Julianna Gonen, Secretary

ANC Letter in Support of BZA Case #21266, 1111 Buchanan Street NW

Introduced February 25, 2025

Whereas: The property owners at 1111 Buchanan Street, NW are seeking a special exception from zoning requirements to renovate a detached one-and-half story accessory building (garage) into a two-story accessory building (garage with accessory apartment) in the rear yard of a detached, two-story plus basement, principal dwelling unit in the R-1B zone;

Whereas: The property owners are working with an established professional on all necessary permits for the project envisioned, should they be approved;

Whereas: The property owners have demonstrated that the envisioned improvements do not conflict with the character of the neighborhood or impose any adverse impacts on the interests of neighbors or the community;


Therefore, be it resolved that: ANC 4E finds that the zoning relief requested in BZA Case #21266 under the names Julia Howell & Marco Davis should be granted.

Be it further resolved that: The Commission designates Commissioner Zmuda ANC 4E04, to represent the Commission in all matters relating to this report.

Be it further resolved that: In the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution.

Be it further resolved that: Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the position expressed of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

Be it further resolved that: At a regularly scheduled and properly noticed meeting on February 25, 2025 with quorum, our Commission voted in favor 4-0 to support the zoning requests by the property owners of 1111 Buchanan Street NW (in favor – Barry, Jones, McAdams, Zmuda; absent – Gonen, Micone). Specifically, the property owners have requested special exception pursuant to the accessory building maximum area requirements of Subtitle D § 5003.1, Subtitle D § 5201 and Subtitle X § 901.2.


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Maria Barry, ANC 4E03
Chair, Advisory Neighborhood Commission 4E


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Julianna Gonen, ANC 4E06
Secretary, Advisory Neighborhood Commission 4E