



Advisory Neighborhood Commission 4A

Government of the District of Columbia

Washington, DC 20011 and 20012

April 11, 2025,

Chairman Frederick L. Hill
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

RE: Case No. 21283
1330 Kalmia Road NW
BZA Application for Special Exemption Variance
(Hearing scheduled for May 7th, 2025)

Dear Chairperson Hill and Members of the Board:

Please be advised that Advisory Neighborhood Commission (ANC) 4A, at a Special Meeting on Wednesday, April 9, 2025, with a quorum of commissioners being present, voted unanimously (5-0) to support the application of Sarah Riley and Trevor Keck for a Special Exception Zoning variance to replace an existing detached garage with an accessory apartment that will exceed the maximum building area by 150 square feet (from the 450 square feet as allowed by right to a proposed 600 square feet), for the two-story cellar, principal dwelling unit located at 1330 Kalmia Road NW in the R-1B zone.

Prior to the April 9, 2025 special meeting, ANC 4A took several steps to duly and timely notify the public of the application. In the Community Updates during ANC 4's monthly meeting on March 4, 2025, Commissioner Joan Hoyte (SMD 4A02), in whose SMD 1330 Kalmia Road NW is located, informed those in attendance about the application, and that she had invited the applicant's agent, Jeremy Tetreault, to attend a April 9, 2025 special community meeting to discuss the application. On April 3, 2025, ANC 4A posted on the neighborhood's (Shepherd Park's) listserv a notice of the Special Meeting scheduled for April 9, 2025, to discuss and take questions on two matters, including BZA Application No. 21283. On April 5, 2025, Commissioner Hoyte visited 1330 Kalmia Road NW, to get a close-up, first-hand, view of the proposed project and to discuss its timelines and potential impacts with the homeowners. That same day, Commissioner Hoyte spoke with neighbors in the 1300 block of Kalmia Road NW to gauge their opinion on the application and invited them to attend the April 9 Special

Meeting if they wanted to learn more about the proposed project. The following day, April 6, Commissioner Hoyte visited and spoke with neighbors in the 1300 block of Jonquil Road NW (which shares an alley with the 1300 block of Kalmia Road NW), also to gauge their opinion on the application, and invited them to attend the April 9 Special Meeting.

On April 9, ANC 4A held the Special Meeting, at which ANC 4A's Chair Paula Edwards officiated. Commissioner Hoyte introduced BZA Application No. 21283, which was the focus of the meeting. The applicants'/homeowners' agent Jeremy Tetreault presented the Case No. 21283. Homeowner Sarah Riley's mother, Marie Riley, attended the meeting and was given an opportunity to speak. ANC 4A Chair Edwards then called on area residents to ask questions and to speak for or against the application.

There was no opposition to granting the special variance from either community members who attended the meeting or from neighbors in the 1300 block of Kalmia Road NW and 1300 block of Jonquil Street NW whom Commissioner Hoyte canvassed. The neighbors/homeowners of the properties directly adjacent to 1330 Kalmia Road NW—Dan and Jennifer Fessler at 1334 Kalmia Road NW, and Edward and Sara Elder at 1326 Kalmia Road NW—have provided letters of support for the application as well.

Therefore, ANC 4A's support for the granting of the Application for Special Exemption Variance in this case was:

ADOPTED by voice vote at a special public meeting (notice of which was properly given, and at which a quorum of 5 of 5 members were present) on April 9, 2025, by a vote of 5 yes, 0 no, and 0 abstention. Commissioners also unanimously authorized Chair Edwards or Commissioner Hoyte to appear before the BZA Board to answer any questions about the approval if required.

Respectfully submitted,

Paula Y. Edwards
Paula Edwards
Chair
ANC 4A

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