

Government of the District of Columbia Advisory Neighborhood Commission 4B



RESOLUTION #4B- 0702 Supporting the Special Exemption Request in BZA Case No. 21344 262 Carroll Street Northwest

Advisory Neighborhood Commission 4B (Commission) takes note of the following:

WHEREAS, the applicant in Board of Zoning and Adjustment (BZA) Case No. 21344, JNM Enterprises One, LLC, seeks special exception relief pursuant to Subtitle G § 705.2 and Subtitle X § 901.2 of the District of Columbia Zoning Regulations to reduce the required rear yard setback from fifteen feet to five feet.

WHEREAS, the subject property, located at 262 Carroll Street NW, in the Takoma neighborhood of Ward 4, lies directly adjacent to the Takoma Metro Station and has remained visibly deteriorated and inactive for an extended period of time.

WHEREAS, the proposed project entails the adaptive reuse and renovation of the existing structure, preserving its footprint and contributing to the revitalization of the streetscape through contextually appropriate design elements including grooved wood wall panels, heavy timber framing, and a standing seam metal roof.

WHEREAS, the requested rear yard setback relief is consistent with the character of the neighborhood, does not adversely impact adjacent properties, and is appropriate given the physical constraints of the site.

WHEREAS, the proposed redevelopment will activate a currently underutilized parcel within a transit-oriented corridor, promote local economic activity, and enhance the pedestrian environment.

WHEREAS, Advisory Neighborhood Commission 4B finds that the application meets the criteria for a special exception, aligns with the intent and purpose of the Zoning Regulations, and will not be detrimental to the public good.

BE IT RESOLVED, that Advisory Neighborhood Commission 4B supports the application in BZA Case No. 21344 for special exception relief at 262 Carroll Street NW.

BE IT FURTHER RESOLVED:

That the Commission designates Commissioner Chair Sophia Tekola, ANC 4B05, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Vice -Chair to designate another Commissioner to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed special public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered in any way associated with the Commission.

ADOPTED by voice vote at a special public meeting on July 6, 2025 (notice of which was publicized on June 29, 2025), by a vote of 8 yes, 0 no, 0 abstentions.