



Government of the District of Columbia Advisory Neighborhood Commission 1D

ANC Letter in Support of BZA Application No. 21403, 1448 Spring Rd NW Introduced December 16, 2025

Whereas: The property owners at 1448 Spring Rd NW are seeking special exception from zoning requirements to construct a rear deck addition to an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 Zone. The relief sought is for the rear yard requirements of Subtitle E § 207.1 as well as of the lot occupancy requirements of Subtle E § 210.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2.

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

Whereas: 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.

Whereas: The envisioned improvements are consistent with neighboring homes that have similar decks built in the rear of their properties. The proposed deck is of reasonable depth and exceeds the standard maximum lot occupancy due to the shallow lot (as opposed to the deck being of excessive size).

Whereas: The property owners have contacted or attempted to contact proximate neighbors who share the alley about the envisioned project and have received letters of support from neighbors for the proposed improvements.

Therefore, be it resolved that: ANC 1D finds that the zoning relief requested in BZA Application No. 21403 should be granted.

Be it further resolved that: That the Commission designates Commissioner Gary Decker ANC 1D07, to represent the Commission in all matters relating to this report.

Be it further resolved that: 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 expressed position 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.

ADOPTED by a voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of 6 of seven members was present) on December 16, 2025, a vote of 6 yes, 0 no, 0 abstain.

Angela Allison
Angela Allison (Jan 11, 2026 13:18:41 EST)

11/01/2026

Angela Allison
Chair, ANC1D