

Advisory Neighborhood Commission 3D

Government of the District of Columbia



February 4, 2026

Chairman Fred Hill
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S, Washington, DC 20001

RE: 4928 Indian Lane BZA Application 21421

Dear Chairman Hill:

On February 4, 2026, at a duly-noticed, regularly-scheduled monthly meeting of ANC 3D, with a quorum of commissioners (4) and the public present, this letter was presented before us. ANC 3D voted 7-0-0, to support BZA application 21421.

The applicant is planning to build a one-story rear addition to serve as an office. The Addition will reduce the rear yard setback to 11.6 feet, only in the area occupied by the Addition, while the remainder of the rear yard will maintain the existing condition. The R-1A zone requires a rear yard of 25 feet, therefore, the Applicant requests special exception relief from the rear yard requirements of D-207 pursuant to D-5201. The side yard setback at the point of the addition is over 13 feet. The Lot Occupancy will increase nominally from 25.8% to 28.4%.

The rear of the property has a fence and multiple trees screening the rear yard and it is our belief that the light and air of the neighboring properties will not be affected. The immediate neighbors on all sides have been informed in writing of the BZA application.

Sincerely,

Bernie Horn
Chair, ANC 3D