October 7, 2026

Zoning Commission
441 4th Street NW
Washington, DC 20001

Re: ANC3D Support for Case No. 94-16A, 4803 Van Ness Street NW

Dear Chairman Hood and Members of the Zoning Commission:

At a duly-noticed meeting of Advisory Neighborhood Commission 3D, with a quorum (4) present, the Commission voted 7-0-0 to support the modification to the PUD to allow the homeowner at 4803 Van Ness St NW to build a modest one-story rear addition and replace the rear stoop with a slightly larger one.
The home at 4803 Van Ness is part of a planned development (a "PUD") that the Zoning Commission approved in 1977 for this neighborhood. Because the whole development was built under that special approval, any changes to individual homes within the PUD must go back to the Zoning Commission for review.

The specific relief being requested:

1. Lot occupancy modification— from the 35% maximum set by the PUD to 43.7%
2. FAR (floor area ratio) modification— from the 0.67 maximum set by the PUD to approximately 0.70
3. Rear yard setback relief — a one-foot reduction, from the required 20 feet to 19 feet

The lot occupancy and FAR limits were set specifically by the 1977 PUD order, so changing them requires a PUD modification. It should be noted that the underlying zoning at this address is RF-1 under the PUD which would allow for these limits absent the PUD restrictions. In RF-1 zoning there is no FAR limit and lot occupancy is 60%. The relief requested here is entirely reasonable since the standard for that is whether the change would cause any material change to the overall approved plan. ANC3D agrees it wouldn't, since it doesn't add dwelling units, exceed height limits, or alter the neighborhood's overall character. It is noted that the home's current lot occupancy currently exceeds the limit set by the PUD (38.6% vs 35% max). An increase to 43.7% is modest and well within the underlying zoning.

ZONING COMMISSION
District of Columbia
CASE NO. 94-16A
EXHIBIT NO. 9

The rear yard setback is not a PUD-specific condition — it comes from the general zoning rules for the area, so it is evaluated under the special exception provisions instead. The one-foot reduction in rear setback is minor and won't affect light, air, or privacy for neighbors. It should also be noted that ANC3D has not heard from any neighbors objecting to the proposed addition.

ANC3D is in support of this application.
Sincerely,



Bernie Horn, Chair