

**DISTRICT OF COLUMBIA ZONING COMMISSION**  
**Modification Without Hearing – PUD Order No. 195**

**Applicant’s Statement of David and Jessika Wellisch**  
**4803 Van Ness Street, NW (Square 1530, Lot 21)**

**I. INTRODUCTION.**

This Statement is submitted on behalf of David M. Wellisch Trustee and Jessika S. Wellisch Trustee (collectively, the “**Applicant**”), owners of the property located at 4803 Van Ness Street, NW (Square 1530, Lot 21) (the “**Property**”). The Property is located in the R-1B Zone and is within a Planned Unit Development (“**PUD**”) comprised of multiple properties. The Applicant will subsequently request special exception relief before the D.C. Board of Zoning Adjustment for 3.7% lot occupancy and six feet of rear yard relief.

**II. JURISDICTION OF THE BOARD.**

The Board has jurisdiction to grant the requested modification pursuant to Z § 703.

**III. BACKGROUND.**

The Property is part of a PUD approved by the Zoning Commission pursuant to Zoning Commission Order No. 195 in Case No. 75-18F/77-16, effective September 6, 1978. The PUD rezoned approximately 3.52 acres from the R-1-B Zone District to the R-4 Zone District and authorized the construction of thirty-five single-family dwelling units consisting of detached, semi-detached, and row dwellings.

The Zoning Commission approved the PUD subject to a number of conditions governing the overall site design, density, lot occupancy, parking, landscaping, and architectural character of the development. Among other things, the Order requires the development to be constructed in accordance with the approved architectural drawings and site plans included in the record. As a result, modifications to individual properties within the PUD require Zoning Commission review and approval.

**IV. MODIFICATION REQUEST**

The Applicant seeks approval of a modification to permit construction of a modest one-story rear addition and a new rear stoop. Although the proposed improvements are minor in scope

and residential in character, the original PUD Order limits modifications. Accordingly, the requested modification is necessary to permit the proposed alterations.

The proposed addition and stoop are appropriately scaled to the existing residence and are consistent with the character and intent of the original PUD approval. The improvements are located entirely at the rear of the dwelling, will not alter the residential use of the Property, and will not adversely impact neighboring properties or the overall design of the PUD community. The proposal maintains the residential character envisioned by the Zoning Commission and remains compatible with the surrounding development.

The requested modification will not result in any material change to the overall PUD approved by the Commission in Order No. 195. The proposal does not increase the number of dwelling units, exceed the height restriction, or change the overall planning objectives of the approved PUD. The requested modification is limited to a small-scale residential improvement customary for the continued use and enjoyment of an existing single-family home.

The requested modification may properly be considered by the Zoning Commission as a modification without hearing pursuant to Subtitle Z § 703 because the proposed revisions are limited in scope and constitute minor adjustments to the approved PUD. The modification can be fully understood from the submitted materials without the need for witness testimony.

**V. CONCLUSION.**

For the reasons stated above, the requested modification satisfies the applicable requirements of Subtitle Z § 703 and is consistent with the intent and purpose of the approved PUD. Accordingly, the Applicant respectfully requests that the Zoning Commission approve the requested modification without a public hearing.

Respectfully submitted,

*Martin P Sullivan*

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