



Government of the District of Columbia Advisory Neighborhood Commission 4B

RESOLUTION #4B-20-0401

**Supporting Request for Special Exception to Lot Occupancy Requirements
to Allow Construction of Accessory Dwelling Unit,
7521 9th Street, NW (BZA 20209)
Adopted April 27, 2020**

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

- Pursuant to 11 DCMR Subtitle X, Chapter 9, Uzoma Ogbuokiri has requested a special exception under Subtitle D § 5201 from the lot occupancy requirements of Subtitle D § 304.1 to construct a 3-story rear addition to an existing semi-detached principal dwelling unit in the R-2 Zone at 7521 9th Street, NW.
- 7521 9th Street, NW, falls within the boundaries of ANC 4B, Single Member District 4B01.
- The modification to the owner-occupied unit is to allow the construction of a by-right accessory dwelling unit with a family unit above to allow the owner to provide live-in space for his elderly parents.
- Almost all other residences on this block would be able to construct this project without a request for a variance.
- As a corner lot, the impact of this variance upon its neighbors is minimal.
- The property owner has made significant outreach to neighbors and the community, including appearing both at an ANC 4B public meeting and a Concerned Neighbors, Inc. neighborhood association meeting.
- During the outreach, while objections to the height, design and to the use of accessory dwelling units in general were heard no specific objections to the lot occupancy of this project were made.

RESOLVED:

That Advisory Neighborhood Commission 4B supports the request for a special exception to the lot occupancy requirements to allow the construction of an accessory dwelling unit at 7521 9th Street, NW.

FURTHER RESOLVED:

That the Commission designates Commissioner Evan Yeats, ANC 4B01, to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out his representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FURTHER RESOLVED:

Consistent with DC Code § 1-309, 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 nine of nine members was present) on April 27, 2020 by a vote of 9 yes, 0 no, 0 abstain.