



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5B  
1920 Irving Street NE, Washington, DC 20018  
Website: [anc5B.org](http://anc5B.org)**

Opposition to Application Relief Request #20389 to Build a Structure with Side Yard 2.40 feet Less than the Required Eight Feet and both the existing and proposed lots less than the Required Fifty Feet.

The 5B01 200 footers, affected Single Member District understands DCMR 11-D300.1 (a) purposes R-1-B zones are to protect quiet residential areas developed with detached dwellings and adjoining vacant areas likely to be developed for those purposes, (b) Stabilize the residential areas and promote a suitable environment for family life, and DCMR 11-D 300.3 intended to provide for areas predominantly developed with detached houses on moderately sized lots.

The 5B01 200 footers, oppose the relief request to subdivide the eighty (80) foot lot to reduce the existing structure (A) to a forty-one feet wide lot and build a two-story single-family home (B) on a thirty-nine (39) feet wide lot. Subdividing the lot would causing both structures to violate the minimum fifty (50) feet wide required for single-family homes zoned R-1-B, according to DCMR 11-D 302.1.

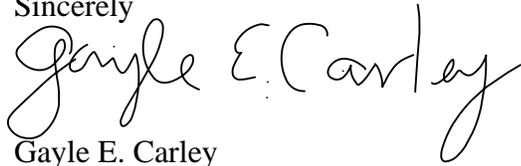
The 5B01 200 footers, oppose zoning relief to build a single-family two-story structure 2.40 ft adjacent to the existing structure at 1915 Shepherd Street NE. According to DCMR 11-D307.1, it violates side yards shall provide a minimum of eight feet (8 ft.) wide in neighborhoods zoned R-I-B.

The 5B01 200 footers, understand for a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide may add an extension or addition to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.) according to DCMR 11-D307.5.

The 5B01 200 footers oppose the proposed two-story single-family home; it violates DCMR 11-D 223.2 (c) addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way. The proposed structure shall not visually intrude upon the character, scale, and pattern of houses along the subject street frontage.

After consulting with an architect, urban planner, and designer, the 5B01 200 footers have concerns that the existing homes' roofs in the 1900 block of Shepherd Street NE face front to rear when viewed from the street alley. The developers' proposed two-story single-family home's roof faces left to right, potentially causing rain runoff to flow onto adjacent property lines and downhill into other neighbors' yards and basements.

Sincerely

A handwritten signature in black ink that reads "Gayle E. Carley". The signature is written in a cursive, flowing style with a large initial "G" and a long, sweeping underline.

Gayle E. Carley  
Commissioner 5B01