Government of the District of Columbia Advisory Neighborhood Commission 4B

RESOLUTION #4B-20-1105
ANC 4B Support to Requested Variance for 11 Nicholson Street NW
Adopted November 23, 2020

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

- Potomac Venture Group, LLC is seeking variance relief, via BZA Application # 20390, to add one additional dwelling unit to an existing apartment complex.
- The proposed location of the dwelling unit is an underutilized cellar space within the existing apartment complex.
- The proposed location of the additional dwelling unit is in an R-1-B zone thus requiring the requested variance.
- Pursuant to 11 DCMR Subtitle X §1000.1 and Subtitle C §204.1 the Board of Zoning Adjustments has jurisdiction to grant the requested relief with great weight given to the ANC's recommendation.
- The conversion of the underutilized cellar space into a dwelling unit will not cause detriment or disturbance to the current residents or community.
- Commissioner Johnson, ANC 4B06, has toured the site of the proposed variance and finds no issue with the proposed variance request.

RESOLVED:

Commissioner Johnson has reached out to the community to approve this variance and has not received any comments to negate the approval of this variance.

FURTHER RESOLVED:

The current residents of the apartment complex at 11 Nicholson Street NW have also been made aware of the requested variance and have not raised any concerns regarding the proposal.

FURTHER RESOLVED:

ANC 4B supports the proposed variance relief to add one dwelling unit to the existing apartment complex.

FURTHER RESOLVED:

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That Commissioner Tiffani Nichole Johnson, ANC 4B06 is hereby authorized to serve as the Commission's representatives in all matters relating to this Resolution.

FURTHER RESOLVED:

That, if the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, 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 ___ of ___ members were present) on November 23, 2020, by a vote of ___ yes, ___ No, ___ abstain.