

**Government of the District of Columbia
Advisory Neighborhood Commission 4B**



[DRAFT] RESOLUTION #4B-24-0602

**Supporting Application for Special Exceptions at 6629 Piney Branch Road, NW, for Rear Addition ([BZA 21176](#))
Adopted June 24, 2024**

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

- Residents Natalia Banulescu-Bogdan and Aida Cavalic (the Applicants) are seeking to construct a rear addition to their existing single-family residence at 6629 Piney Branch Road, NW (Square 2972, Lot 17). The residence is located within the R-1B Zone and will remain a single-family residence for personal use.
- The Applicants have applied to the Board of Zoning Adjustment for special exceptions from the rear yard requirements of Subtitle D § 207.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2) and the lot occupancy requirements of Subtitle D § 210.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2).
- The Board of Zoning Adjustment is authorized to grant special exception relief where a special exception will be in harmony with the general purpose and intent of the zoning regulations and zoning maps and will not tend to adversely affect the use of the neighboring property or properties. Subtitle X § 901.2. In addition, an application for special exception relief must not have a substantially adverse effect on the use or enjoyment of any neighboring property, including light and air, privacy, and the character, scale, and pattern of houses. Subtitle D § 5201.
- The Applicants timely communicated with the Commissioner for Single Member District 4B02, where the residence is located, about their application. In addition, the Applicants communicated with their only immediate neighbor at 6627 Piney Branch Road, NW, who has provided no objection. The Applicants' communications with the relevant Single

Member District Commissioner and immediate neighbor satisfy the Commission's interests as to this application.

- Advisory Neighborhood Commission 4B has declined a presentation to the full Commission on this proposal. Presentations related to applications for special exception relief for personal use are often not a valuable use of limited monthly Commission meeting time. The Commission believes that community outreach and engagement in these matters are often better addressed at the Single Member District level and that applicants should not be required to present – or led to believe they are required to present – to the full Commission.

RESOLVED:

- That Advisory Neighborhood Commission 4B supports the application for special exceptions from the rear yard and lot occupancy requirements for 6629 Piney Branch Road, NW, to construct a rear addition.
- That Advisory Neighborhood Commission 4B reiterates its request that the Board of Zoning Adjustment review its regulations, policies, and practices to clarify that presentations to full Advisory Neighborhood Commissions are not required – as such a determination is at the discretion of each Commission – and that a Commission's decision not to host presentations and/or lack of Commission action on properly noticed applications should not be construed as opposition or used in any way to undermine applications for special exception relief for personal use.

FURTHER RESOLVED:

That the Commission designates Commissioner Erin Palmer, ANC 4B02, Commissioner Alison Brooks, ANC 4B08, Commissioner Evan Yeats, ANC 4B04, and Commissioner Zurick T. Smith, ANC 4B03, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event 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 matter 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 voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of _ members was present) on June 24, 2024, by a vote of _ yes, _ no, _ abstentions.

DRAFT