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

**Letter of Support for BZA Application No. 21338 – 329 Peabody Street, NE (Square 3733, Lot 820) of Starcross Properties & Christopher Hauser**
**Resolution# 4B-25-0917**
**Adopted September 29th, 2025**

Advisory Neighborhood Commission 4B10 takes note of the following:

- The Property in this BZA application is a rectangular lot 75' by 30'. 329 Peabody St. NE, Square 3733, Lot 0820. And it has an interior lot measuring 2,250 square feet in land area. It is currently vacant. Abutting the Property to the north is Peabody Street, NE. Abutting the Property to the south is a public alley. Abutting the Property to the west is 327 Peabody Street, NE. Abutting the Property to the east is 331 Peabody Street, NE. The area is characterized by smaller lots than you would typically expect to find in an R-1B zone. The adjacent properties, as well as the surrounding properties on this block and in the area generally, are substandard in size for the R-1B zone. The size yards for the nearby properties are similarly nonconforming.

Advisory Neighborhood Commission 4B also takes note of the following:

- The Applicant is proposing to construct a new single-family home.

1) The building will have two stories and a cellar and be a detached building, meaning it will have two side yards. While the proposed side yards will only be five feet, whereas eight is typically required, the house is located in a portion of the R-1B zone where the lots are narrower than the typical R-1B lot. The side yards, like the other aspects of the house, have been designed to fit the pattern and scale of houses along the block, which also have nonconforming, or substandard, side yards. For example, the front setback has been designed to meet the range, but more specifically, the front setbacks of the adjoining neighbors. Additionally, the height, pitched roof, and rear yard line up with the pattern and scale along the front and rear. The Applicant is also proposing fencing and a retaining wall similar to the neighboring properties, as well as a small awning in the front and landing in the rear.

2) An application for special exception relief shall demonstrate that the new principal building shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:
    a) The light and air available to neighboring properties shall not be unduly affected; The construction of the building shall not unduly impact the light and air available to neighboring properties as the degree of relief request is only three feet on each side.

    b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. The building shall not unduly compromise the privacy of use and enjoyment of neighboring properties given there is still adequate separation between the adjacent properties. Similar to all other properties in the area, the Applicant is proposing windows on its east and west sides.

    c) The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;

3) The Applicant is requesting special exception relief from the minimum parking requirements of C § 701.5 pursuant to C § 703.2. Section 703.2 "The Board of Zoning Adjustment may grant a full or partial reduction in number of required parking spaces, subject to the general special exception requirements of Subtitle X, and the applicant's demonstration of at least one (1) of the following:

    a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8; Due to the physical constraint of the property, a parking space in the rear would cause significant topographic changes.

    b) Future buyers will be made aware that no on-site parking is provided as they must use street parking. The parking in the neighborhood is not congested and will be able to provide ample parking.

    c) The reduction in the required number of parking spaces (one space) is only for the amount the applicant is physically unable to provide.

4) The applicant had done its due diligence in informing residents of the neighborhood of the plans and have considered their questions and concerns. The neighborhood is overwhelmingly supportive of this project. The neighbors have been given contact information if they have further questions or concerns as this project move forward.

**RESOLVED:**

1. The Commission approves the request for BZA application 21338.

2. The Commission, for the reasons stated above, this Application meets the requirements for special exception relief by the Board, and the Applicant respectfully requests that the Board grant the requested relief.

3. The Commission designates Commissioner Jinin Berry, ANC 4B10, to represent the Commission in all matters relating to this Resolution.

4. 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 letter.

**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 September 29, 2025, by a vote of _ yes, _ no, _ abstentions.