



Government of the District of Columbia Advisory Neighborhood Commission 4B

RESOLUTION #4B-26-0904

**Supporting Application for Special Exemption at 818 Tuckerman St NW,
for Rear Addition (BZA Tmp7460)
Adopted September 28, 2026**

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

- Residents Xiomara de Leon (the Applicant) is seeking to construct a side/back deck in their existing single-family residence at 818 Tuckerman St NW (Square 2977, Lot 0062). The residence is located within the R-2 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 4B05, where the residence is located, about their application. In addition, the Applicants communicated with their immediate neighbors, who provided no objection. The Applicants' communications with the relevant Single Member District Commissioner and immediate neighbors satisfy the Commission's interests as to this

application.

- Advisory Neighborhood Commission 4B has declined to schedule 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:

- Advisory Neighborhood Commission 4B supports the application for special exceptions from the rear yard and lot occupancy requirements for 818 Tuckerman St NW, to construct a side/back deck in their existing single-family residence at 818 Tuckerman St NW (Square 2977, Lot 0062)

FURTHER RESOLVED:

Commissioner Tamira Benitez, ANC 4B05 is hereby authorized to serve as the Commission's representative 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 September 28, 2026, by a vote of __ yes, __ no, __ abstentions.

____/s/ Shamina Christian_____
Commissioner Shamina Christian
ANC 4B Chair