



Advisory Neighborhood Commission 4A
Government of the District of Columbia
Washington, DC 20011 and 20012

RESOLUTION #4A-04-05-22-01
Support of the Application for a Special Exception Concerning
Construction of a New Deck at 1359 Rittenhouse
Adopted April 5, 2022

WHEREAS, pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

WHEREAS, proposed District government actions include actions of the Council of the District of Columbia, the executive branch, or independent agencies, boards, and commissions. In addition to those notices required in D.C. Official Code §§ 1-309.10(a), each agency board and commission shall, before the award of any grant funds to a citizen organization or Committee, before the transmission to the Council of a proposed revenue bond issuance, or before the formulation of any final policy decision or guideline with respect to grant applications, comprehensive plans, requested or proposed zoning changes, variances, public improvements, licenses, or permits affecting said Commission area, the District budget and city goals and priorities, proposed changes in District government service delivery, and the opening of any proposed facility systems, provide to each affected Commission notice of the proposed action as required by D.C. Official Code §§ 1-309.10(b);

WHEREAS, the issues and concerns raised in the recommendations of the Commission shall be given great weight during the deliberations by the government entity, and great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns [D.C. Official Code §§ 1-309.10(c)(3)(A)];

WHEREAS, the Advisory Neighborhood Commissions ("ANCs") are the bodies of government with the closest ties to the people and they are expected to advise the city on issues, including fees, taxes, zoning, social service programs, health, emergency preparedness, economic development, transportation and infrastructure issues;

WHEREAS, Advisory Neighborhood Commission 4A (the Commission) takes note of the following:

- The Applicant resides at 1359 Rittenhouse Street NW (Square 2789, Lot 0116).
- The Applicant is requesting special exception relief for the construction of a new deck.
- The Applicant’s existing deck allows for a 24 foot rear yard. The new deck would result in an eighteen foot rear yard.
- The proposed rear yard setback does not meet the 20 foot minimum rear yard setback in zone R-3 (11 DCMR Subtitle D, Section 306.2)
- This construction project qualifies for a special exception (under 11 DCMR, subtitle D, Section 5201.3) because the rear addition:
 - will not unduly affect the light and air available to neighboring properties;
 - will not have a substantial adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property; and
 - is similar in size and style to the existing and houses in the neighborhood;
- The Applicant discussed the proposed rear deck addition with the owners of abutting and adjacent properties, received letters or support from neighbors, and ANC 4A is not aware of any opposition.

RESOLVED:

- That ANC 4A supports the zoning relief as requested by Applicant/Owner of 1359 Rittenhouse Street NW.

FURTHER RESOLVED:

That Commissioner Patience R. Singleton is hereby authorized to serve as the Commission’s representative.

FURTHER RESOLVED:

That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FURTHER RESOLVED:

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 7 of 7 members was present) on April 5, 2022, by a vote of 7 yes, 0 no, and 0 abstain.

/s/ Patience Singleton
 Patience R. Singleton
 Chair ANC 4A

Cc: Mayor Muriel Bowser
Councilmember Janeese Lewis George