



**DISTRICT OF COLUMBIA GOVERNMENT**  
**ADVISORY NEIGHBORHOOD COMMISSION (ANC) 5D**  
[www.anc5d.org](http://www.anc5d.org)

January 16, 2018

Mr. Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 200-S  
Washington, DC 20001

Dear Chairperson Hill and Honorable Members of the Board:

Please find a resolution in opposition to BZA Case # 19657.

**ANC 5D Resolves to Oppose the Special Relief sought by Mala Mahmood to convert an existing row dwelling into an apartment house with three units.** Subtitle U § 320.2 (e) to construct a rear addition and Subtitle U § 320.2, convert an existing one-family dwelling into a three-unit apartment house in RF-1 zone at located at 1135 Morse Street NE (Square 4070, Lot 145 and.

Resolved, Advisory Neighborhood Commission 5D submits the following report on BZA Case 19657 at 1135 Morse Street NE.

The application was considered at a public meeting of ANC 5D on Tuesday, January 9, 2018. Proper notice of this meeting was given by posting notices Ward 5 List serve, MPD-5-D List serve and Next-Door community blog.

ANC 5D has seven Single Member Districts. A quorum of four commissioners is required for action. Six of the seven commissioners were present at the meeting on January 9, 2018. There was 4-0-2 in support of opposing the special relief request.

ANC 5D opposes the special relief for the following reasons:

1. The rear addition extends further than ten feet past the rear wall of any adjacent property, and would block back yard sunlight of neighbors to the west;
2. Adverse impact on light/shade on adjacent neighbors located between this development and existing converted development on west side of adjacent properties;
3. Proposed building density, design and size is inconsistent with character and streetscape of surrounding properties on this residential street (e.g., proposed wall extension of 40 feet is massive);
4. Several neighbors attended the ANC 5D meeting on Jan 9 and previous meetings with strong opposition; and
5. Office of Planning requested a shadow study that would demonstrate the impact of the matter-of-right development versus the currently proposed development, and there is not one presented.

Please contact Commissioner H. Yvonne Buggs, ANC 5D06 at [5D06@anc.dc.gov](mailto:5D06@anc.dc.gov) if you have questions or need further information.

Sincerely,

H. Yvonne Buggs  
Secretary, ANC 5D

<b>ANC 5D Commissioners 2015 - 2016</b>	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: James Butler, <i>ANC</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee 5D Chairperson