



Government of the District of Columbia  
Advisory Neighborhood Commission 7C  
4651 Nannie Helen Burroughs AVE NE, Suite 2  
Washington, DC 20019

November 16, 2020  
Zoning Commission for the District of Columbia  
441 4th Street, Suite 210S  
Washington, DC 20001

RE: BZC Case No. 20329

Dear Members of the Commission:

At a regularly scheduled and properly noticed meeting on November 12, 2020, the Advisory Neighborhood Commission 7C ("ANC7C" or "Commission") considered the above-referenced matter. With 4 of 6 Commissioners in attendance, our Commission voted 4-0 in support of special exception pursuant to Subtitle D § 5201 from the side yard requirements of Subtitle D § 206.3, to construct a new semi-detached building with two principal dwelling units in the R-2 Zone at premises 1138 51st Street N.E. (Square 5201, Lot 809) contingent to the applicant presenting their development plans and seeking approval by the Deanwood Citizens Association (DCA).

The applicant met with the DCA and were asked to produce the following:

1. Develop a Community Benefits Agreement (CBA) that can be agreed upon by both the affected community (DCA) and the developer.
  - a. Hours of Construction
  - b. Opportunities for local hires
2. Outreach to the most affected Deanwood residents
3. Flooding remediation

The applicant was able to present artifacts for mail receipts for Deanwood residents and provided plans for the Sump Pump to be used at both locations. Unfortunately, the applicant and the DCA were not able to reach a consensus nor progress on generating a CBA, ANC7C must vote in opposition of this request. ANC7C look forward to working with the applicant in the future when they can address these outstanding issues in the future with the Commission and our constituents.

Thank you again for providing ANC7C an opportunity to exercise "Great Weight" on this matter.

Sincerely,

Antawan Holmes  
Chairperson