



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

P.O. Box 29546

Washington, DC 20017

TO: DC Board of Zoning Adjustment
441 4 Street, NW
Suite 210S
Washington, DC 20001

RE: ANC 5A Resolution in Support of BZA Case #20507C

September 4, 2025

Dear Members of the Board,

On June 25, 2025, the ANC held a public meeting to discuss the proposed project consisting of 9 buildings located on Hawaii Ave and Webster St NE Washington DC. At the meeting, it was determined as follows:

Whereas: The Applicant, Solid Brick Ventures LLC, seeks a modification with hearing and a two-year time extension to BZA Order No. 20507, pursuant to Subtitle Y § 704 and Subtitle Y § 705, to increase the number of residential units at 65–85 Hawaii Avenue NE from 9 units (previously approved) to 16 units per building without altering the approved building envelope, in the RA-1 Zone;

Whereas: The proposed development complies with the requirements of Subtitle U § 421 and Subtitle X § 901, including the provision of Inclusionary Zoning (IZ) units, parking spaces, and a bike storage facility, and reflects significant investment in revitalizing aging residential infrastructure;

Whereas: The properties are subject to an Inclusionary Zoning Covenant ensuring that a percentage of the unit remain affordable for the life of the project;

Whereas: The project contributes meaningfully to preserving and expanding the District's affordable housing stock;

Whereas: The tenants currently residing in the buildings will be offered relocation, at no cost to them, with rents remaining consistent with their existing lease terms, and will be given the opportunity to return to the renovated buildings post-construction at their original rent levels (subject only to DC's rental control adjustments), thereby preventing displacement and upholding principles of tenant protection;

Whereas: The Applicant has articulated that timely relocation is key to ensuring a return option, and has committed to coordinating with tenants to implement a fair and efficient relocation process that minimizes disruption;

Whereas: The Applicant has demonstrated good cause for the requested time extension, noting delays outside of their control in acquiring necessary agency approvals, and has complied with all notice and procedural requirements for such a request;

Board of Zoning Adjustment
District of Columbia
CASE NO. 20507C
EXHIBIT NO. 29



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Therefore, be it resolved that: ANC 5A supports the zoning relief requested in BZA Case #20507C and encourages the Board of Zoning Adjustment to approve the modification with hearing and time extension as proposed by the Applicant;

Be it further resolved that: ANC 5A supports the Applicant's relocation plan and affirms the importance of tenant protections, affordability preservation, and return rights as essential components of this redevelopment;

Be it further resolved that: ANC 5A designates Commissioner Derrick Holloway, ANC 5A06, to represent the Commission in all matters relating to this report;

Be it further resolved that: In the event the designated representative Commissioner 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;

Be it further resolved that: At a regularly scheduled and properly noticed meeting on June 25, 2025, with quorum present, ANC 5A voted "4-0-2" in favor of this resolution supporting the zoning relief and relocation plan associated with BZA Case #20507C.

Sincerely,

Emily Singer Lucio

ANC 5A Chairperson