

FROM THE DESK OF SANDRA WASHINGTON

September 12, 2025

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

RE: BZA Application #20507C

Dear Board Members,

On June 25th, 2025, ANC5A held a public meeting to discuss the proposed project located on Hawaii Avenue, NE. located in ANC5A06. The Applicant, Solid Brick Ventures, LLC is seeking a modification for a two-year time extension and to increase the number of residential units from 9 to 16 per building without altering the approved building envelope in the RA-1 Zone. The developer has also proposed several other amenities including, Inclusionary Zoning (IZ) units, parking spaces, bike storage, relocation of existing tenants at no cost to them, opportunity for residents to return to the renovated buildings at their original rent levels (subject to DC's rent control adjustment), etc. ANC5A voted in favor of this request 4-0-2.

As a resident of ANC5A06 and a former ANC5A Commissioner and now Acting President of the Fort Totten Civic Association (FTCA), to ensure that our neighborhood will be maintained during the construction and redevelopment of this project, we request that Solid Brick Ventures, LLC provide trash and debris removal from the construction site daily and treated of the sites for rodents. This is very important for both the Fort Totten and Pleasant Hills communities. The location of these properties is rodent infested and needs to be treated prior to beginning construction as well as during this process. Therefore, the FTCA is requesting that these items be added/included to the developers' request for amendments to maintain the integrity of our communities and to ensure that trash and debris are not sitting at these locations for days and weeks without removal in a timely manner, and to minimize the presence of rodents at the construction site.

Sincerely,
Sandra "Sandi" Washington
Acting President, FTCA,
Former ANC5A Commissioner

Board of Zoning Adjustment
District of Columbia
CASE NO. 20507C
EXHIBIT NO. 32