



Advisory Neighborhood Commission 5D
371 Morse St. NE
Washington, DC 20002

Re: Letter in Support of Case No. 20568: Letter in Support of BZA Special Exception Case for 1801-1805 Maryland Avenue NE (Square 4488, Lot 36 and 37) (the “Property”)

Chairman Hill and Board Members:

The Property currently comprises two buildings located at 1801 and 1805 Maryland Avenue NE near a central intersection in ANC 5D (Maryland Ave. NE & 17th St. NE). The two buildings currently have 12 apartments and the proposed project would create up to 30 residential units, including dedicated Inclusionary Zoning units in place of the existing buildings. The lot at 1801 Maryland Ave. NE is split-zoned MU-7 and RA-2. The Applicant has requested a 35-foot zone boundary line shift to push the MU-7 zone to cover half of the Property encompassing 1801 Maryland Ave. NE (Square 4488 Lot 36).

The ANC supports this change for the following reasons:

1. The project would create additional housing with a minimum of 12% of that housing being included in the city’s affordable housing inventory.
2. Additionally, the Property is located on a slope which means that the increased height of the proposed project would have a limited impact on adjacent properties while also creating a more attractive design that will gradually connect the housing on Maryland Ave to adjacent mixed-use zones.

Therefore, the ANC is in support of the special exception application. Thank you for giving great weight to the recommendations of ANC 5D, and we hope that you will promptly approve the application.

This letter presented by Commissioner S. Moore came before ANC 5D at a duly noticed public meeting on November 9, 2021. ANC 5D is composed of 7 Commissioners such that 4 Commissioners constitute a quorum. With 7 Commissioners present, ANC5D voted 6 (Yea) 0 (Nay) 1 (Abstain).

Respectfully,

Comm. A. Sydelle Moore
Chairperson, ANC 5D