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via email to bzasubmissions@dc.gov

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

Re: Joint Letter in Support of BZA application 20872A, 2026 Jackson St NE

Chairperson Hill and members of the BZA:

This letter is on behalf of ourselves and our constituencies, and not our respective Commissions. The subject property sits in Single-Member District 5B06 physically on the bounding roadway with 5C07. Due to the Jackson St NE address assignment and standing Office of Zoning interpretation of Subtitle Y § 403.5(b)¹, 5C is not an automatic party to the case, though it was granted party status² in the prior case being modified, BZA 20872.

Both ANCs 5B and 5C voted in support of BZA 20872 and designated us as representatives for our respective Commissions for that preceding case. However, we did not seek formal votes from the Commissions on BZA 20872A due to a combination of:

- agreement that this was not necessary after conferring with each other, the applicant's representatives, and fellow Commission leadership
- overwhelming Commission and public support on BZA 20872 heard less than two months ago, culminating in reports and testimony in support from both Commissions, seven letters of support from residents on both sides of the Commission boundary, and no testimony or letters in opposition

¹ Subtitle Y § 403.5(b) states, in part: "...if the subject property is located on a street that serves as a boundary line between two ANC's, both ANCs are automatic parties."

² BZA memo granting ANC 5C party status:

<https://app.dcoz.dc.gov/CaseReport/ViewExhibit.aspx?exhibitId=310121>

- having been subject to outreach from the applicant and their representatives for nearly two years through the preceding map amendment case, ZC 21-14, and original BZA case this one seeks to modify
- the Commissions facing busy agenda and summer recess scheduling during the short timetable for this case

Since the June 12th filing of 20872A, we have had many occasions to inform the community of the small changes to the floor plan and unit mix and hear feedback, including:

- updating our websites to reflect the new plan and additional BZA case
- mentioning the new cases in our respective June email newsletters
- discussing the cases at a number of community events around or at the subject property, which is being activated by events such as DC Squared/RIA Main Street's Northeast Summer Nights programming.

After performing this outreach on the modifications, we now jointly **express our full support for 20872A**, a Modification of Consequence to:

- build four additional homes (from 31 to 35); primarily achieved through the reassortment of four 2br+2ba homes and three 1br+den+1ba homes into eleven 1br+1ba homes
- build 300 additional square feet of retail (from around 2100 to 2400); primarily achieved through the reduction of the residential lobby

We are happy to support the additional homes and retail, though it's with these caveats stated for the record and not to reduce our support of this application (or imply the BZA is necessarily deliberating on these matters in this case):

- We lament the reduction in diversity of home size this change in unit mix presents, though we appreciate that the majority of larger homes are being preserved.
- As mentioned in the ANC reports on BZA 20872, we continue to lament the design change between ZC 21-14 and BZA 20872 to move the five vehicle parking spaces from below-grade to at-grade and the reduction in housing and/or retail this creates.
- We understand the immense costs associated with underground parking construction and the perils of tying them to already escalating home prices, but believe the best remedy would be to seek relief on minimum vehicle parking requirements rather than produce less community-serving housing and retail.

Thanks for your consideration in this matter!

Very Respectfully,
 Prita Piekara, ANC 5B06
 VJ Kapur, ANC 5C07