



DC ADVISORY NEIGHBORHOOD COMMISSION 7D

Eastland Gardens – Hill East/Capitol Hill – Kenilworth – Kingman Park – Mayfair – Parkside – River Terrace – Rosedale – RFK Stadium Complex
Address: 4058 Minnesota Ave, NE – Washington, DC 20019 -- E-mail: 7d@anc.dc.gov

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210 Washington, DC 20001

Re: BZA Case No. 21149 (1801 E Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on July 9, 2024, our Commission voted 8-0 (with 6 Commissioners required for a quorum) to support the request for area variance zoning relief pursuant to the front setback requirements of Subtitle E § 206.2. and the rules of measurement for front setbacks of Subtitle B § 315.1 to construct two new, semi-detached, three-story, single family townhomes in the RF-1 zone. This vote followed a May 13th, 2024 Economic Development, Housing Justice, Zoning, and Alcoholic Beverages/Cannabis (ABC) Committee Meeting special, dedicated meeting on this case with quorum present.

Based on several community and ANC meetings, the developer has modified the look-and-feel to better meet the neighborhood aesthetic. The project has majority support among residents. While residents would prefer greater setback distance, the developer faces extenuating circumstances that warrant the variance relief. The easement on the property from DC Water makes a substantial portion of the property unusable for building and we believe that it has met the threshold for variances. This property is currently a vacant lot. Given the constraints, there is no other practicable or possible use for this property. The owner has proven that the special exception criteria have been met through submission of architectural elevations, shade studies and landscaping plans.

The developer has worked with the owner of 339 18th ST NE, who will be substantially impacted by this structure. With developer concessions, that owner has concurred and provided an additional letter of support. The ANC has additionally requested, as a condition of support:

- The materials for the facades on the west, south, and north facing portions of the building will be brick (not siding, wood, etc)
- No more than two (2) parking spots will be provided/designed for each unit
- The units will be sold, not rented

With agreement to adhere to these constraints, the ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood provided the developer adhere to the conditions of ANC support discussed with the developer:

Given the extreme constraints the developer/owner has, this is an acceptable use of this property.

Please be advised that Commissioner Brett Astmann and I are authorized to act on behalf of ANC 6D for the purposes of this case. I can be contacted at 7D03@anc.dc.gov, Commissioner Astmann at 7D07@anc.dc.gov,

On behalf of the Commission,

A handwritten signature in black ink, appearing to read "Wendell Felder".

Wendell Felder

Chair, Advisory Neighborhood Commission 7D