ANC 8C: 8C02
Advisory Neighborhood Commissioner:
Joyce Doyle

September 6, 2024

Board of Zoning Adjustment
Frederick L. Hill, Chairperson
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: BZA Case 21161 – 465 Mellon Street SE

Dear Chairman Hill and Members of the Board,

I am the Single Member District Commissioner for the property located at 465 Mellon Street SE, and I am writing to express my personal support for BZA Case 21161. Over the past few months, I have had several meetings with the applicant to discuss their plans for the property. I greatly appreciate their commitment to investing in our neighborhood through improvements, including the renovation of existing units. The applicant has owned the property for several years and has maintained a positive relationship with its tenants.

The applicant was scheduled to present their plans at the ANC 8C meeting on June 17, 2024. Unfortunately, ANC 8C was unable to hold a meeting on that date and does not meet during July or August. Therefore, I want to ensure the Board is aware that the applicant made a good faith effort to present to our ANC.

The applicant is seeking use variance relief from the BZA to add two apartment units to the existing 10-unit building at 465 Mellon Street SE. Although the property is located in the R-3 zone, which does not permit apartment buildings, the proposed new units would be created by converting unused storage space at the rear of the building. Since the residents no longer utilize this space, it would remain vacant without the requested relief.

The conversion of the storage area into new apartment units would be a positive addition to the neighborhood. The proposal represents only a modest increase in the building's total units and given that the building has long been in place, the additional units are unlikely to negatively impact the surrounding area, including traffic, noise, or privacy concerns. I request that the Board approve this application.

I appreciate your consideration.

Sincerely,

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