



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5D

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

November 11, 2024

RE: BZA Case 21193

Dear Chairman Hill and Members of the Board:

On October 8, 2024, at a duly noticed meeting of ANC 5D, on a motion by Commissioner Arbuckle, seconded by Commissioner May, the ANC voted to support the above-referenced area variance application and submit this letter to the Board of Zoning Adjustment by a vote of 4 (yea), 1 (nay), and 2 (abstaining).

The ANC reviewed the proposed application for the area variances requested by the Applicant. The ANC supports the request for area variances to:

- 1) Waive the lot frontage requirements of Subtitle C § 303.2 and Subtitle C § 303.3, pursuant to Subtitle X § 1002.
- 2) Waive the minimum lot width and lot area requirements of Subtitle E § 202.1, pursuant to Subtitle X § 1002.

The development otherwise complies with RF-1 development standards for this lot: Height = 32 ft (35 ft permitted); Rear yard = 26 ft (20 ft minimum); Side yard = none required; Lot Occupancy = 60% (60% permitted).

As part of the process for area variance relief, ANC 5D asked questions and provided feedback on the Project, and after deliberation, supports the application. The ANC's interests are ensuring the development of the property moves forward in an orderly way without adverse effects on neighboring property within the ANC. The proposed Project satisfies those interests, so the ANC asks that the Board give the ANC the great weight its interests are due.

On behalf of ANC 5D,

Salvador Saucedá-Guzman
ANC 5D Chair

Anna Roblin,
ANC 5D Secretary