

Jingwen Sun
Advisory Neighborhood Commissioner
Single Member District 5B03

February 4th, 2025
Board of Zoning Adjustment
transmittal via bzasubmissions@dc.gov

Re: BZA Application 21218: 3319 12th Street, NE

Chairperson Hill and members of the BZA:

I am writing to express my support for BZA Application 21218 on behalf of myself and my constituency, and not ANC 5B.

The subject case was not previously brought to ANC 5B by the former ANC 5B03 Commissioner, and I was made aware of the case in early to mid-January 2025. To my knowledge, there has been no SMD meeting convened regarding this project. Given the timeline and the hearing date set for February 5th, 2025, no formal vote has been conducted by ANC 5B on BZA 21218.

After reviewing the case documents, I support this application for the following reasons:

- The Applicant seeks a reduction of 0.83 parking spaces, rounded to a total reduction of just one parking space. The site is conveniently located near the Rhode Island Ave-Brentwood and Brookland-CUA Metrorail stations, as well as high-frequency bus service.
- The Applicant plans to include four bike spaces on the property.
- Although the reduction of a single parking space may influence adjacent property owners, the Applicant proactively sent informational packages to the three neighboring property owners, which included a description of the project, details about the scheduled BZA hearing, copies of the relevant plans, and contact information. This outreach was in addition to the hearing notices disseminated by the Office of Zoning. So far, no responses have been received from these owners.
- Following my meeting with the Applicant's representative on January 17, 2025, I requested that the Applicant extend this outreach to all property owners within a 200-foot radius. So far, no responses have been received from these owners.

The subject case and the proposed special exception align with our community's housing density and transportation priorities. For these reasons, I fully support BZA 21218.

Thank you for your consideration.

Sincerely,
Jingwen Sun, ANC 5B03