



February 14, 2025

Chairperson Frederick L. Hill
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W. Suite 200S
Washington, D.C. 20001

RE: Letter of Support for Washington Area Bicyclist Association Application for Special Exception and Area Variance Relief for 1110 Hamlin Street, N.E. -- Case No. 21230

Dear Chairperson Hill and Members of the Board:

The Brookland Neighborhood Civic Association writes in support of the Washington Area Bicyclist Association's application for special exception and area variance relief at 1110 Hamlin Street, N.E. in Brookland. BNCA is one of the District of Columbia's longest-standing civic organizations. Our mission is to maintain and enhance the quality of life in Brookland and to advance the interests of residents on issues affecting our community.

WABA is applying to the Board of Zoning Adjustment for zoning relief at 1110 Hamlin Street, NE in order to renovate an existing two-story vacant building there into a new WABA headquarters. WABA and accompanying land-use attorneys presented details of their application at a community meeting on January 14, 2025 co-sponsored by Advisory Neighborhood Commissioner Ra Amin (5B-04) and BNCA. Community questions and comments were addressed and the presentation received a very positive response.

WABA's new headquarters project at 1110 Hamlin Street, NE involves converting a single detached building to office use. The zoning relief being requested to accomplish the conversion is innocuous and will have no discernable adverse impact on the surrounding neighbors or neighborhood. There is no proposed change to the existing underlying zoning of the property and no proposed change to the footprint or dimensions of the existing building.

BNCA believes WABA's application is a "win-win-win" for all concerned. It's a "win" for the current property owner because it facilitates the sale of a property burdened by its difficult split-zoning status (MU-3A and R-2). It's a "win" for WABA because it enables a move to a superior headquarters location. And, it's a "win" for Brookland because it will enliven a building that currently sits vacant and hastens the welcoming to Brookland of a vibrant and successful non-profit whose bicycling programs are appreciated and enjoyed by many in the neighborhood.

BNCA enthusiastically supports WABA's application. We urge Members of the Board of Zoning Adjustment to approve it.

Sincerely,

Caroline Petti, President

Board of Zoning Adjustment
District of Columbia
CASE NO.21230
EXHIBIT NO.38