



BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	21230	Case Name:	Washington Area Bicyclist Association
Address or Square/Lot(s) of Property:	1110 Hamlin Street NE. Square 3876 Lot 0047		
Relief Requested:	Special Exception and Area Variance Relief		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	9	/	0	2	/	2	5	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	anc 5b.org												

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6
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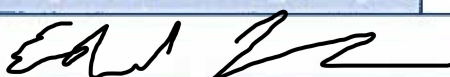
MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Subject to approval of the Applicant, the Applicant shall permit community groups, without charge, to hold occasional meetings in the subject property at 1110 Hamlin / Street NE.

AUTHORIZATION

ANC	5 B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0
Name of the person authorized by the ANC to present the report:	Ra Amin, Commissioner 5B-04		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Edward Borrego, Vice Chair 5B		
Signature of Chairperson/ Vice-Chairperson:		Date:	2/20/2025

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21230  
EXHIBIT NO. 40

## ANC 5B

February [20], 2025

### VIA IZIS

Chairperson Frederick L. Hill  
District of Columbia Board of Zoning Adjustment  
441 4th Street NW, Suite 200S  
Washington, DC 20001  
[BZASubmissions@dc.gov](mailto:BZASubmissions@dc.gov)

**Re: ANC 5B Support of BZA Case No. 21230 – Letter in Support of Application  
for a Special Exception and Area Variance Relief for 1110 Hamlin Street NE**

Dear Chairperson Hill and Members of the Board:

On February 19, 2025, at a duly-noticed, regularly-scheduled monthly meeting of ANC 5B, with a quorum of commissioners (4 out of 7) and the public present, the above-captioned Application was presented before us. On a motion by Commissioner Amin, seconded by Commissioner [Sen ], ANC 5B voted [unanimously], [6-0-0], to support this Application and submit this letter of support to the Board.

The Application seeks special exception relief to extend the office use permitted in the MU-3A zoned portion of the property into the R-2 zoned portion and area variance relief to exceed the maximum permitted 1.0 FAR by 0.045.

As part of the process for special exception relief, ANC 5B provided feedback to the Applicant, took questions from members of the public, and after deliberation, supports the Application.

The ANC's interests and concerns in this application are ensuring the property is developed in an orderly manner with office uses, such as the proposed WABA headquarters use, which will advance objectives of the Brookland Small Area Plan and other neighborhood planning goals without adverse effects on neighboring property within the ANC. WABA's proposed use satisfies these interests; therefore, the ANC asks that the Board give the ANC the great weight its interests are due and approves the Application on the behalf of the ANC.

Subject to approval of the Applicant, the Applicant shall permit community groups, without charge, to hold occasional meetings in the subject property at 1110 Hamlin / Street NE.

Name of person authorized by ANC to present the report: **Ra Amin, Commissioner 5B-04**