



**Government of the District of Columbia
Advisory Neighborhood Commission 5B**
Website: www.anc5b.org

March 10, 2025

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001
(Sent Electronically to bzasubmissions@dc.gov)

Supplemental Report of ANC 5B in Support of BZA Case No. 21231

Dear Chairperson Hill and Members of the Board of Zoning Adjustment:

On behalf of Advisory Neighborhood Commission (ANC) 5B, I am writing to clarify ANC 5B's support of Courtney Bolin and William Gabler in BZA Case Number 21231 (Appeal) of the District of Columbia Department of Buildings (DOB) Zoning Administrator's decision to issue Building Permit Number B2309496 on August 23, 2025.

ANC 5B is clarifying its support of the Appeal because the DOB's prehearing statement, filed on March 5, 2025, asks the Board not to consider ANC 5B's first letter, filed on February 19, 2025, based on its belief that the letter does not comply with Zoning Regulation Y-503.2(e) and does not provide any particular recommendation for the disposition of the appeal.

Zoning Regulation Y-503.2(e) requires the ANC to present, "the issues and concerns of the ANC about the appeal." ANC 5B unanimously voted to support the Appeal after Courtney Bolin and William Gabler's presentation at ANC 5B's February 19, 2025, public meeting. A recording of that public meeting is available on ANC 5B's website.¹ In the report ANC 5B filed with the Board on February 28, 2025, it attached copies of a two-page document and a presentation provided by Courtney Bolin and William Gabler outlining the issues that this appeal presents to the residents of ANC 5B. ANC 5B would like to clarify that it adopted the issues and concerns outlined in those documents as those of ANC 5B in its report.

In addition, ANC 5B members voiced their own concerns that the Zoning Administrator's interpretation could lead to an increased number of neighbor disputes and open our community up to unsustainable building practices at the public meeting. Our community is in a low-density zone and many properties in our community are good candidates to take advantage of the District's initiative to increase affordable housing by allowing accessory homes. If the Zoning Regulations are interpreted to not require any setback, our ANC may have to address similar disputes every time that a homeowner decides to build an accessory home on a shared property

¹ Available here: https://dc-gov.zoom.us/rec/play/5mySkpDmlkamry4NsuY-ihiftrs5YbV4l5Ggk0vH3ghBWVgdTKOKUZJUyu9ePNu_VV3-YX447J0SM5eq.6x5UCVg5SXZfBS1?accessLevel=meeting&canPlayFromShare=true&from=share_recording_detail&continueMode=true&componentName=rec-play&originRequestU (beginning at 1:33:56).

line. Lots could become surrounded by accessory homes, leaving other owners unable to construct their own accessory home leading to inequality between early and late adopters of the District's affordable housing initiatives. For accessory homes built as a matter of right, neighbors must be able to build and perform maintenance without relying on their neighbors' hospitality or impacting their neighbors' ability to use their property to an equal extent.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Edward Borrego".

Edward Borrego, Vice Chair

Copied:
Jingwen Sun, Commissioner 5B03

Note: This letter is a corrected version of the letter dated March 9, 2025. The case number was corrected to 21231 from 21213.