

# Advisory Neighborhood Commission 3D

## Government of the District of Columbia

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November 6, 2024

Board of Zoning Adjustment  
441 4<sup>th</sup> St, NW, Suite 210-S  
Washington, D.C., 20001

Re: 5310 Cathedral Ave NW, Building Permit #B2310109

Dear Chairman Hill and Commissioners,

At a monthly public meeting with a quorum present at all times, Advisory Neighborhood Commission 3D voted 6-0-0 to approve sending this letter of support of a Special Exception for BZA Application No 21232 for Building Permit # B2310109. **ANC3D supports the request for Special Exception for relief from side yard setbacks.** The non-conforming side setbacks were part of the original home and they are not being extended in any direction. It is our understanding from the owner, Mr. Kevin Roshdieh, that the immediate neighbor to the northeast has no issues with the new build and the southwest setback abuts an alleyway with no objectionable impacts.

ANC3D commissioners noticed this new build while walking through the neighborhood. The building permit #B2310109 is classified as an "Addition/Alteration" but looked to us to be "New Construction". We immediately notified the Department of Buildings (DOB) and informed them that what remained of the original home did not meet the Zoning Administrator's standard of an Addition. To make a long story short, the DOB agreed with us and has asked the owner to get a special exception from the BZA; however, DOB also informed us that they gave this owner incorrect advice and approvals to proceed with this project without needing a special exception. Thankfully, DOB has corrected course and Mr. Roshdieh has been very cooperative with ANC3D even though he has been extremely inconvenienced.

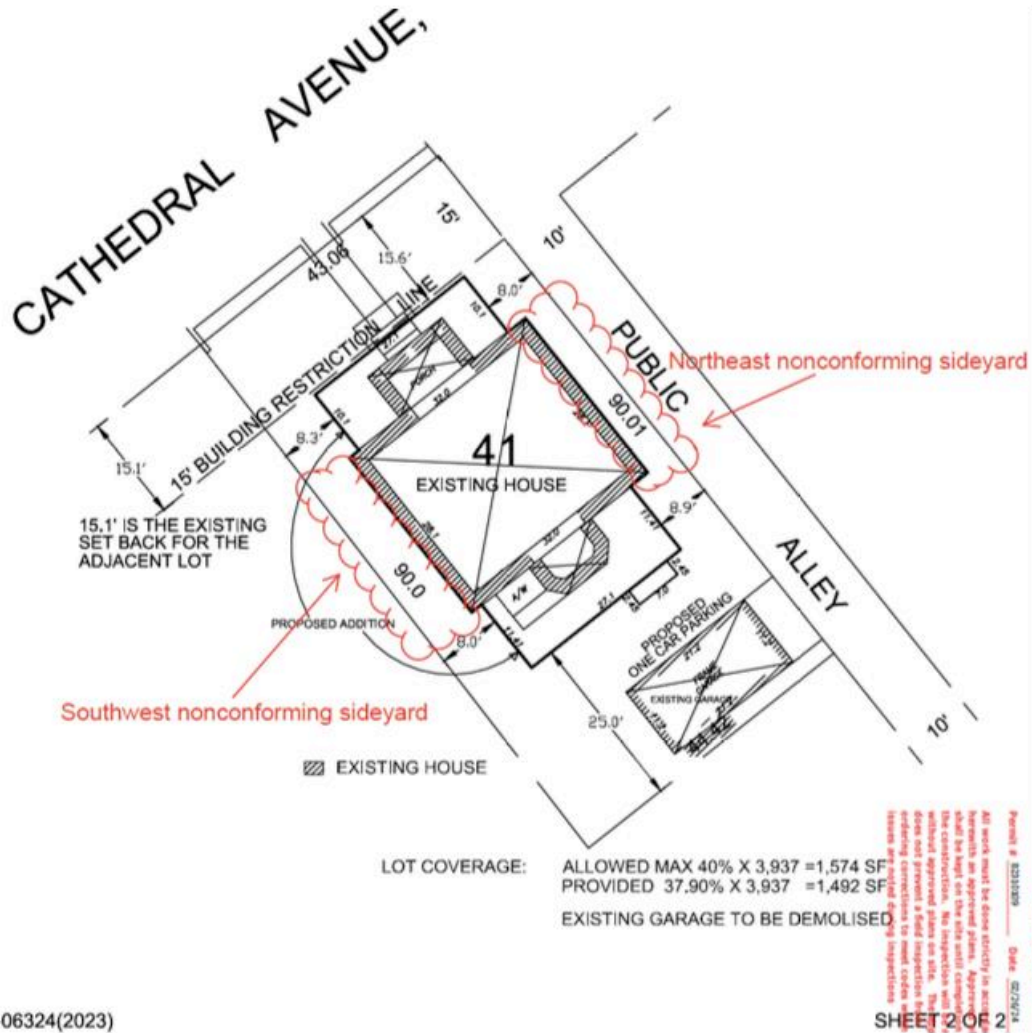
Considering the above reasons, the ANC supports the request for the relief sought in this Special Exception and we have no issue with placing this on a consent calendar to relieve Mr. Roshdieh's troubles. Thank you.

Sincerely,

Tricia Duncan, Chair

5310 Cathedral Ave NW  
BZA Special Exception Burden of Proof  
November 3, 2024

Screenshot from Plat indicating sideyards in question



SR-23-06324(2023)