



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

**Representing the communities of Burleith, Georgetown, and Hillandale**

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March 6, 2025

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

**RE: Board of Zoning Application by Ian Packman and Ellen Carlson To construct a two-story rear addition, to an existing, attached, two-story with basement, principal dwelling unit in the R-3/GT zone at 2728 O Street NW (BZA# 21262)**

Dear Chairperson Hill,

On March 3, 2025 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (7-0-0) with regard to the above-referenced matter:

This applicant is seeking two special exceptions to the zoning code: an exception to the rear yard requirements and an exception to the lot occupancy requirements. They are requesting such in order to widen their home and then build on top of the new width, which includes building over another homes' window if the special exceptions are granted. All neighbors are opposed. Neighbors are clear that special exceptions should be granted very infrequently, thus, for example, why it is called "special exception" in which the lot occupancy is 60% so light and air can flow. Neighbors strongly support the lot occupancy and rear yard requirements, which were created to prohibit relatively large houses on relatively small lots, and to maintain character versus a slow chipping away of uniqueness. ANC 2E concurs with the opposition. ANC 2E hopes the applicant will resubmit its application to reduce it to the footprint to what exists today (which is already over lot occupancy).

### COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Peter Sloniewsky, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
Daniel Chao, District 7	Knox Graham, District 8	

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21262  
EXHIBIT NO. 23

Commissioner Lohse is the Commission's representative in this matter.

Respectfully submitted,

A handwritten signature in black ink, reading "Gwendolyn Lohse", followed by a long horizontal flourish line.

Gwendolyn Lohse  
Chair, ANC 2E