



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.:	BZA 21285	Case Name:	Application of Dana and Dominic Ju for a Special Exemption Variance
Address or Square/Lot(s) of Property:	1311 Floral Ave NW Washington DC 20012		
Relief Requested:	Special Exemption Zoning Variance to demonlsh a one-story structure (garage) and construct a one-story ADU		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	06 / 01 / 25	Was proper notice given?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	On the ANC and OANC websites and on public listservs for Shepherd Park, Brightwood, and NextDoor		

Number of members that constitutes a quorum:	3	Number of members present at the meeting:	5
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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*):

See attached Letter Dated May 30, 2025

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*):

See attached letter dated May 30, 2025

AUTHORIZATION

ANC	4	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5 Yes, 0 No, 0 Abstentions
Name of the person authorized by the ANC to present the report:			Commissioner Joan Hoyte or Commissioner Paula Edwards	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Paula Edwards	
Signature of Chairperson/ Vice-Chairperson:				Date: May 30, 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
Pursuant to
CASE NO. 21285
EXHIBIT NO. 25



Advisory Neighborhood Commission 4A
Government of the District of Columbia
Washington, DC 20011 and 20012

May 30, 2025,

Chairman Frederick L. Hill
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

RE: **Case No. 21285**
1311 Floral Street NW
BZA Application for Special Exception Variance
(Hearing scheduled for June 11, 2025)

Dear Chairperson Hill and Members of the Board:

Please be advised that Advisory Neighborhood Commission (ANC) 4A, at its regular Monthly Meeting on Tuesday, May 6th, 2025, with a quorum of commissioners being present, voted unanimously (5-0) to support the application of Dana and Dominic Ju for a Special Exception Zoning variance to demolish the existing one-story accessory building (garage) and to construct a new one-story accessory building for use as an office and garage, that would decrease the 25-foot rear yard setback of an existing, detached, two-story plus basement, principal dwelling unit located at 1311 Floral Street NW in the R-1B zone..

Prior to the May 6, 2025 Monthly Meeting, ANC 4A took several steps to duly and timely notify the public of the application. On April 29, 2025, ANC 4A posted on the neighborhood's (Shepherd Park's) listserv the notice of its Monthly Meeting scheduled for May 6, 2025, including the agenda listing BZA Application No. 21285. On May 3, 2025, Commissioner Hoyte visited 1311 Floral Street NW, to get a close-up, first-hand, view of the proposed project and to discuss its timelines and potential impacts with the homeowners. That same day, Commissioner Hoyte spoke with neighbors/homeowners of adjacent properties on the 1300 block of Floral Street NW, and also on the 1300 block of Geranium Street NW and the 7300 block of Alaska Avenue NW (the latter two both share an alley with the 1300 block of Floral Street NW) to gauge their opinion on the application and invited them to attend the May 6 Monthly Meeting if they wanted to

learn more about the proposed project. And on May 5, 2025, Commissioner Hoyte, posted on the neighborhood listserv a friendly reminder of the Monthly Meeting and urged neighbors to attend.

On May 6, ANC 4A held its Monthly Meeting, at which ANC 4A's Chair Paula Edwards officiated. Commissioner Hoyte introduced BZA Application No. 21285. The applicants'/homeowners' agent Patrick Welsh of Cunningham Welsh Architects presented the Case No. 21285. Homeowners Dana and Dominic Ju attended the meeting and were given an opportunity to speak. ANC 4A Chair Edwards then called on area residents to ask questions and to speak for or against the application.

There was no opposition to granting the special variance from either community members who attended the meeting or from neighbors in the 1300 block of Floral NW and Geranium Street NW, and on the 7300 block of Alaska Avenue NW whom Commissioner Hoyte canvassed. Moreover, as the attached letter shows, the following neighbors/homeowners of the properties directly adjacent to 1311 Floral Street NW support for the application: Robert Learmonth, 1309 Floral Street NW; Caroline Kane, 1310 Floral Street NW; Andrew Moss, 1317 Floral Street NW; Earnestine Hargrove, 7319 Alaska Avenue NW, and Marybetz Moskovitz, 1312 Geranium Street NW.

Therefore, ANC 4A's support for the granting of the Application for Special Exemption Variance in this case was:

ADOPTED by voice vote at a monthly public meeting (notice of which was properly given, and at which a quorum of 5 of 5 members were present), on May 6, 2025, by a unanimous vote of 5 yes, 0 no, and 0 abstention. Commissioners also unanimously authorized Commissioner Hoyte and/or Chair Edwards to appear before the BZA Board to answer any questions about the approval if required.

Respectfully submitted,



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