



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 5F

RESOLUTION ENDORSING BZA APPLICATION CASE 21288 (SQUARE 3555, LOT 800)

ANC5F-26-029_

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Sponsor: Commissioner Galvan

WHEREAS, ANC 5F heard from the applicant and representatives on May 20, 2025 at a publicly noticed and open meeting,

WHEREAS, the applicant is proposing to construct a small single-family home on the alley lot, and

WHEREAS, single-family homes on alley lots are permitted by right if there is either access through
(1) a 24-foot wide alley OR
(2) a 15 foot wide improved alley within 300' of a public street, and in this case this property is 300' from 4th Street NE but the alley narrows to below 15', and

WHEREAS, Accordingly, the regulations require special exception review so that FEMS has the opportunity to weigh in regarding life/safety concerns. A letter from FEMS was indicated to have no issues with the proposal, and

WHEREAS, there is also a request for an easement for access directly to Channing Street NE through the street facing 321 CHanning Street property that is owned by the applicant, and

THEREFORE, BE IT RESOLVED that ANC 5F acknowledges notification and requests that BZA give great weight to its support of this application for BZA Case 21288, and

BE IT FURTHER RESOLVED that the sponsor is directed to transmit a copy of this resolution to appropriate recipients, and that ANC 5F commissioners are authorized to represent themselves as speaking on behalf of the 5F Commission in advocating for the aforementioned.

This resolution came before ANC 5F at a duly noticed public meeting on June 17, 2025. ANC 5F is composed of 7 Commissioners, so that 4 Commissioners constitute a quorum.

With 6 Commissioners present, ANC 5F voted 6 Yea, 0 Nay, and 0 Abstain.

Attest:



Chair, ANC 5F



Secretary, ANC 5F

Board of Zoning Adjustment
District of Columbia
CASE NO. 2025-
EXHIBIT NO. 32