

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 7F**

7F01 – Tyrell M. Holcomb, Chairperson
7F02 – Ashley Renee Ruff,
7F03 – Kimory Kso Orendoff, Secretary
7F04 – Chanettia Nelson
7F05 – Brittany N. Hughes, Vice-Chair
7F06 – Frieda Edwards
7F07 – Shirley Thompson-Wright, Treasurer
7F08 – Shameka Hayes



**RESOLUTION 25-005
SUPPORT OF ZONING ADJUSTMENT FOR RESIDENTS AT 28 46TH PLACE NE
BZA Application No. 21290 - Carolyn R. Milbourne Hantz
*SPONSOR: Commissioner Chanettia Nelson, ANC 7F04***

WHEREAS, the residents of 28 46th Place NE, Washington, DC, have been diligently pursuing a home renovation project to preserve their family home, a property that has been in the family since 1942 and was purchased by the current homeowner in 1993 to maintain the homestead within the family;

WHEREAS, the homeowner, a dedicated native Washingtonian, has invested time, effort, and resources into extending the home to accommodate their family, including a planned addition to be constructed over three levels, including the basement;

WHEREAS, the homeowner and their contractor obtained zoning approval, Permit B2205045, to proceed with the construction of the addition, which was based on the assumption that the approval was valid and issued according to zoning requirements;

WHEREAS, on December 20th, 2024, the contractor was informed by the DC Department of Buildings that the zoning approval was issued in error, stating that the approved permit allowing an extension of 15 feet was more than 10 feet beyond the adjacent property's rear building wall, a situation not caused by any fault or mistake on the part of the homeowner or their contractor;

WHEREAS, the construction project has been ongoing since March 2024, and the homeowner is now near the final stages of construction, only to be informed of the error, causing significant delays and financial hardship;

WHEREAS, the homeowner has been required to lease a temporary property while waiting for the completion of construction, incurring additional costs of \$3,000 per month, for a total of five months and anticipated to continue for an additional two months, which is causing an unsustainable financial burden due to delays not caused by the homeowner;

WHEREAS, the homeowner and their contractor have been actively working with the DC Department of Buildings to resolve this matter, including being informed on December 24th, 2024, that a Board of Zoning Adjustment (BZA) Memorandum would be prepared for the application to be heard in the next 10 days;

WHEREAS, the homeowner has expressed a reasonable expectation that city zoning approvals are valid and reliable, and that errors made by the agency should not result in undue financial hardship or further delays for responsible, taxpaying citizens;

THEREFORE, BE IT RESOLVED, Advisory Neighborhood Commission 7F acknowledges the error made by the DC Department of Buildings regarding the zoning approval for Permit #B2205045 and the negative consequences it has had on the homeowners at 28 46th Place NE, Washington, DC.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21290
EXHIBIT NO. 18

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 7F

Advisory Neighborhood Commission 7F recognizes the financial hardship caused by the delays, including the costs of leasing a temporary property while awaiting the completion of construction, and the emotional toll on a family who has owned the property for generations.

Advisory Neighborhood Commission 7F supports the homeowner's request for a zoning adjustment to allow the continuation of the construction project as originally approved under Permit B2205045, to mitigate the financial loss and hardship caused by the error in the zoning approval process.

Advisory Neighborhood Commission 7F calls for expedited resolution of this matter by the Board of Zoning Adjustment (BZA) and the DC Department of Buildings, ensuring that all necessary steps are taken to allow for the completion of the construction without further unnecessary delays.

Advisory Neighborhood Commission 7F affirms the commitment to uphold the integrity of the District's zoning laws and to ensure that citizens can rely on city zoning approvals without undue disruption to their property and financial wellbeing.

BE IT FURTHER RESOLVED, Advisory Neighborhood Commission 7F will continue to monitor this issue and engage with relevant stakeholders to ensure that any future zoning-related matters are handled fairly and in a manner that respects the rights and investments of homeowners in the District.

A copy of this resolution shall be shared with the DC Department of Buildings, the Office of Zoning, the Board of Zoning Adjustment, and any other relevant agencies to facilitate prompt action on behalf of the homeowners at 28 46th Place NE.

In the event the Chairperson or Vice-Chair aren't able to attend the hearing in question, the SMD Commissioner, Chanettia Nelson is granted permission to speak on behalf of the Commission.

ADOPTED This resolution was passed by Advisory Neighborhood Commission 7F at its duly noticed public meeting on February 18, 2025, with a quorum present and by a vote of [8-0-0].



Tyrell M. Holcomb, ANC 7F01
Chair

Kimory KSO Orendoff, ANC 7F03
Secretary

Ashley Renee Ruff, ANC 7F02

Chanettia Nelson, ANC 7F04

Brittany N. Hughes, ANC 7F05
Vice-Chair

Frieda Edwards, ANC 7F06

Shirley Thompson-Wright, ANC 7F07
Treasurer

Shameka L. Hayes, ANC 7F08