



Government of the District of Columbia
Advisory Neighborhood
Commission 6C

May 22, 2025

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: BZA 21295 (151 Abbey Pl. NE)

Dear Members of the Board,

ANC 6C writes to provide its views on the applicants' pending motion for the Board to accept untimely filings into the record. We oppose the motion in part and express no objection in part.

We strongly object to acceptance of Exhibit 30B, which is a revised Notes and Computations sheet allegedly created by Ernesto Warren in the Office of the Zoning Administrator (ZA). We inquired about the propriety of such a document without a corresponding memorandum signed by the ZA; in response, the Deputy ZA advised on May 16 that “[t]he Notes and Computation Sheet should go hand-in-hand with a Referral Memo.” See the attachment to this letter (email from Deputy ZA Elisa Vitale).

Whether or not Mr. Warren was actually involved in the creation of this document, the Deputy ZA's statement makes clear that the Board should not accept a bare Notes and Computations sheet unaccompanied by a ZA-approved memorandum. As a result, we oppose the acceptance of Exhibit 30B and cross-move to have it stricken from the record.

ANC 6C has no objection to acceptance of the remaining documents in the applicants' motion. For clarity, our non-objection does not concede the accuracy or completeness of these filings. To the contrary, we believe these documents contain significant errors and misrepresentations that can be addressed in our future written submission and at the hearing.

Sincerely,

Mark Eckenwiler
Vice-Chair, ANC 6C
(as authorized representative)

Re: FW: ZA certification / revisions (BZA 21295)

From DC Department of Buildings <dob@dc.gov>
Date Fri 5/16/2025 7:11 PM
To Eckenwiler, Mark (SMD 6C04) <6C04@anc.dc.gov>

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Good afternoon Commissioner Eckenwiler, I hope you are well.

Thank you for raising these questions regarding BZA Case No. 21295 and documents filed in the record. The Notes and Computation Sheet should go hand-in-hand with a Referral Memo and should be based on plans submitted to DOB as part of a building permit application.

I will look into this issue and provide an update early next week.

Thank you, Elisa

Elisa Vitale, AICP | Deputy Zoning Administrator
The Department of Buildings
elisa.vitale@dc.gov | 1100 4th St SW, DC 20024
main: 202.671.3500 | cell: 202.286.5899
dob.dc.gov



On Fri, May 16, 2025 at 6:21 PM <elisa.vitale@dc.gov> wrote:

From: Eckenwiler, Mark (SMD 6C04) 6C04@anc.dc.gov
Sent: Friday, May 16, 2025 9:41 AM
To: Vitale, Elisa (DOB) elisa.vitale@dc.gov
Subject: ZA certification / revisions (BZA 21295)

Elisa,

I have a question about the procedures for BZA applicants who seek a ZA memo instead of self-certifying.

An applicant in ANC 6C submitted a memo from the ZA <https://app.dcoz.dc.gov/Exhibits/2010/BZA/BZATmp4553/Exhibit23.pdf> (dated March 6) and a Notes & Computations sheet <https://app.dcoz.dc.gov/Exhibits/2010/BZA/BZATmp4553/Exhibit28.pdf> bearing the name of

reviewer Ernesto Warren. After filing a series of revised plats and construction drawings, yesterday the applicant submitted a substantially different Notes & Computations sheet <https://app.dcoz.dc.gov/Exhibits/2010/BZA/21295/Exhibit47.pdf> dated 5/13 with no accompanying ZA memo.

Is this kosher? Did Mr. Warren perform a new review or did the applicant elect to alter the document without presenting it to OZA? Either way, doesn't this require an updated ZA memo based on the new drawings & calculations?

Thanks,

Mark Eckenwiler
Vice-Chair, ANC 6C
SMD 6C04