



## DC ADVISORY NEIGHBORHOOD COMMISSION 7D

Eastland Gardens – Hill East/Capitol Hill – Kenilworth – Kingman Park – Mayfair – Parkside – River Terrace – Rosedale – RFK Stadium Complex

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June 23, 2025

Mr. Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th St. NW, Suite 210  
Washington, DC 20001  
**Via: [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)**

Re: Final ANC 7D Report Concerning BZA Case #21303 (1631 A Street, SE)

Dear Chairperson Hill,

At a regularly scheduled and properly noticed meeting on June 10, 2025, our Commission voted 8-0-0 (for/against/abstain), with 5 Commissioners required for a quorum, to support BZA Case #21303. Specifically, the Commission approved its support to the application for a use variance under Subtitle X § 1002 from the maximum permitted principal dwelling requirements of Subtitle U § 301.1(b) and for a use variance under Subtitle X § 1002 from the apartment house lot area requirements of Subtitle U § 301.5(b), to construct two additional dwelling units to an existing semi-detached two story four unit apartment house in the RF-1 Zone.

Our Commission's recommendation to the Board reflects feedback received from the applicant during a presentation to the Commission's committee that handles zoning matters as well as the Commission's general predisposition to supporting additional affordable housing options for residents in the community. We note the inclusion of a memo in the case file from the Office of Planning (OP), dated June 12, 2025, in opposition to the relief sought by the applicant. The OP memo was unavailable to the Commission's committee or the 7D Commission at the time the matter was considered by both bodies.

Should you have any questions about this letter of support, please contact Committee Chairman Zach Abramowitz at [anc7d.hejz.committee@gmail.com](mailto:anc7d.hejz.committee@gmail.com) or Commissioner Dev Myers at [7D10@anc.dc.gov](mailto:7D10@anc.dc.gov). Both Chair Abramowitz and Commissioner Myers are authorized to represent the Commission on this matter. Thank you for giving our Commission's recommendations great weight.

On behalf of the Commission,

*Brian Alcorn*

Chairman, Advisory Neighborhood Commission 7D

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21303  
EXHIBIT NO.24