

**Government of the District of Columbia  
ADVISORY NEIGHBORHOOD COMMISSION 3F  
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3F05 – Adrian Iglesias  
3F06 – Courtney Carlson, Chair



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June 5, 2025

To: Frederick L Hill, Chairperson  
Board of Zoning Adjustments  
441 4th Street, NW, Room 220 South  
Washington, DC 20001

Re: Letter of Support for BZA Case#BZATmp5351 at 5012 Nebraska Avenue NW  
(Square 1879 Lot 0038)

ANC 3F (hereinafter, the “Commission”) held its regular meeting on Tuesday, May 22, 2025 via Zoom. The meeting was duly noticed and a quorum was present. The meeting’s agenda included BZA Case #BZATmp5351. The Applicants, Henry Gonzalez and Risa Tochiki, proposed improvements to their existing structure to include a rear addition and an ADU in the cellar of the property. The application includes relief for a special exception from the 10-foot rule (D-207.4). Other than the relief from the 10' rule for rear additions, the proposed addition meets all development standards for a R-2 zone district, the aforementioned ADU is a matter-of-right.

The Commission reviewed the drawings and supporting documents pertaining to the proposed renovation and addition and voted unanimously to support the project with a vote of 4 in favor, 0 opposed. 2 Commissioners were not present.

We ask that the Commission’s vote be granted “great-weight”, to which it is entitled under DC Law.

Sincerely,



Courtney Carlson

Chair ANC 3F