



DC ADVISORY NEIGHBORHOOD COMMISSION 7D

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

4058 Minnesota Ave, NE – Washington, DC 20019

E-mail: 7d@anc.dc.gov

July 13, 2025

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

Re: BZA Case #21316

Dear Chairperson Hill,

At a regularly scheduled and properly noticed meeting on July 8, 2025, our Commission voted 8-0-0 (for/against/abstain), with 6 Commissioners required for a quorum, to support BZA Case #21316. Specifically, the Commission approved its support for a Special Exception to construct a two-story rear addition to an existing attached two-story plus basement principal dwelling in the RF-1 zone located at 515 21st St, NE.

Prior to our July 8 vote, parties representing the applicant made two presentations to our Commission's Committee which focuses on zoning matters. In those presentations the applicant's representatives explained the relief was being retroactively sought following already completed construction at a property serving as a family-owned and occupied home. The parties also commissioned a shadow study, requested by the Committee, to address air and light concerns associated with the property. The Commission notes the property is located within the Kingman Park Historic District and the applicant's representatives has stated that the completed construction has met all applicable requirements that would be imposed by the DC Historic Preservation Review Board (HPRB).

Should you have any questions about this letter of support, please contact ANC 7D "Zoning Committee" Chairman Zach Abramowitz at anc7d.hejz.committee@gmail.com or 7D Commission Chairman Brian Alcorn at 7D08@anc.dc.gov. Thank you for giving our Commission's recommendations great weight.

On behalf of the Commission,

Brian Alcorn

Chairman, Advisory Neighborhood Commission 7D