



## 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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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](mailto: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 21<sup>st</sup> 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](mailto:anc7d.hejz.committee@gmail.com) or 7D Commission Chairman Brian Alcorn at [7D08@anc.dc.gov](mailto: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