



July 16th, 2025

Frederick L. Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street NW, Suite 200S  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

RE: Statement of Advisory Neighborhood Commission 1A in the Matter of Board of Zoning Adjustment  
Case No. 21319 of 1332 HARVAR LCC at 1332 Harvard St. NW

Dear Chairperson Hill:

I am writing to inform you that Advisory Neighborhood Commission 1A supports the application of 1332 HARVAR LLC in the matter of BZA Case No. 21319, seeking area variance relief to legalize an existing fourth dwelling unit at 1332 Harvard Street NW.

In my capacity as Chair of the ANC 1A Housing and Zoning Committee, I reviewed the applicant's presentation at our committee's public meeting on June 5<sup>th</sup>, 2025. No concerns were raised by committee members or residents in attendance. Additionally, the full ANC has not received any complaints from neighboring residents regarding this application.

The subject property is a purpose-built apartment building, and the lower-level unit in question has been occupied for over a decade without disruption. The current ownership group only became aware of the unit's zoning deficiency during a routine attempt to update the Certificate of Occupancy and has taken proactive steps—without enforcement action—to investigate the issue and bring the property into compliance.

Importantly, the requested relief does not alter the building's size, height, or external appearance. It will preserve existing housing stock in a dense, transit-rich part of the city and will not adversely affect neighborhood character or infrastructure. The applicant's good faith efforts, combined with the lack of any negative community feedback, support a favorable outcome in this case.

The full Commission approved this letter nine to zero at our July 16<sup>th</sup> Public Meeting through our consent agenda. With nine current Commissioners in our ANC and all nine in attendance the Commission did have a quorum during this vote. The meeting was properly noticed to the public a week prior.

For these reasons, I am in full support of granting the requested area variance.

Please feel free to contact me if you have any questions.

Sincerely,



Jeremy Sherman  
Chairperson  
Advisory Neighborhood Commission 1A



Dieter Lehmann Morales  
Commissioner, Single Member District 1A02  
Advisory Neighborhood Commission 1A