



Serving Near Southwest including Buzzard Point and The Wharf Advisory Neighborhood Commission 6D

July 22, 2025

OFFICE

Suite W 130
1101 4th Street, SW
Washington, DC 20024
(202) 554-1795
Email: 6d@anc.dc.gov
Website: www.anc6d.org

Via IZIS
DC Board of Zoning Adjustment
441 4th St. NW, Suite 2005
Washington, DC 20001

OFFICERS

Chairperson
Gottlieb Simon

Vice Chairperson
Bruce Levine

Secretary
Rhonda Hamilton

Treasurer
Fredrica Kramer

COMMISSIONERS

6D01 Marquell Washington
6D02 Gottlieb Simon
6D03 Gail Fast
6D04 Andrea Pawley
6D05 Chearie Phelps-El
6D06 Bruce Levine
6D07 Fredrica Kramer
6D08 Rhonda Hamilton

RE: BZA Case #21321 (1224 Carrollsburg Place SW; Square 651, Lot 109)

Dear Boardmembers:

At a regularly scheduled and properly noticed public meeting held on July 21, 2025, with a quorum present, a quorum being five Commissioners, Advisory Neighborhood Commission 6D voted 5-0 to, with 2 abstentions, to send this conditional letter of support regarding the application for the special exemption from the rear yard and lot occupancy requirement of the additions for 1224 Carrollsburg Place SW (BZA #21321).

ANC 6D is aware from speaking with the architect and reviewing the application that this project will remain a single-family home and hopes that the applicant intends to keep this project as such after the additions are made to the home. Our Commission also understands the need for additional space within a home as family size and needs may increase. We also want to make sure that the project is as least disruptive as possible on these neighbors and that all safety precautions and steps, including dust control, are taken to protect the neighbors nearby and the community in general. Therefore, we offer our support for this application as long as the Applicants fulfil the following stipulations:

- The Applicants make a good faith effort to obtain letters of support from both adjacent neighbors.
- The Applicants distribute copies of the project's construction timeline to neighbors with a contact person listed on it that they can speak with in case they have questions about the construction.
- If any abatement needs to be done prior to construction, the Applicants will submit to ANC 6D a copy of the construction plan for the project in terms of how waste or debris will be stored and removed, and how contractors will enter and exit the site.
- The Applicants will return to ANC 6D for our September business meeting to update the Commission if any changes or adjustments have been made to the design.

- The Applicants will inform impacted neighbors a week before the start of construction so that they can be prepared, and they will have their contractors consider adjusting, the 7:00am start time, if requested, to give neighbors time to get ready for work or school and other appointments before construction work starts.
- The Applicants will Inform ANC 6D of any abatement and abatement plan that is required in the home, including for lead and other chemical such as asbestos, and they will carry out this work in accordance with the Department of Energy and Environment (DOEE) and Department of Buildings (DOB) guidelines and best practices.
- The Applicants will make recommendation to their contractors and architects where staff can park to try to reduce workers taking up or away from residential parking.

As required by law, ANC 6D requests that the Board gives great weight to our Commission's support for this project.

Sincerely,



Gottlieb Simon
Chairperson

cc: Richard Jackson, Director
DC Department of Energy and Environment
1200 First Street NE
Washington, DC 20002