



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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July 6, 2025

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

RE: Board of Zoning Application by CBJ Investments for a special exception to construct accessory apartment, and a second story addition to an accessory structure, to an existing, semi-detached, two-story with cellar, principal dwelling unit in the R-3/GT Zone at 3253 P Street NW (BZA #21325)

Dear Chairperson Hill,

On June 30, 2025 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by six commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (4-0-2) with regard to the above-referenced matter:

Firstly we note inconsistency in the application specifically related to lot occupancy. If the maximum permitted lot occupancy for the property is 40% then we oppose these exceptions.

ANC 2E takes all zoning exceptions seriously and likes to see as few as possible to protect the history and character of our neighborhood. We acknowledge that the applicant has made an effort to reach out and engage neighbors within the 200 foot area. ANC Commissioner Maysak has also sought to reach out to impacted neighbors in an effort to reach a solution for all. Regrettably, no acceptable resolution has been achievable and we acknowledge more than a few neighbors' continued objection to this new construction which requires TWO zoning exceptions.

We note that parking is a major challenge in our neighborhood and we do not like to lose any parking. In this case, we see the request for a 2 story accessory unit that will eliminate 2 garage parking spaces. In the current submitted plans, it appears the applicant will retain on the property at least ONE parking spot and more likely TWO if the vehicles are not that large. We believe that two off street parking spots for this single family home are adequate.

In reference to the concerns of increased activity to and from the accessory unit during construction and especially after construction is complete, we suggest the impacted parties discuss this usage directly AND consider possible amendments to the existing easement to address these concerns.

COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Peter Sloniewsky, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
Daniel Chao, District 7	Knox Graham, District 8	

Board of Zoning Adjustment
District of Columbia
CASE NO. 21325
EXHIBIT NO. 24

As far as ANC 2E's understanding of the TWO specific exceptions:

Special Exception #1 Regarding the *area development standards* for the Accessory Structure. The maximum permitted building area (footprint) of an Accessory Structure is 450 square feet. The special exception request is to build a second story with a footprint of 472 square feet. Therefore, relief of 22 square feet.

ANC 2E would prefer this second floor addition were not built but we do not oppose this special exception request.

Special Exception #2 Regarding the *use* of the Accessory Structure. Accessory Apartment use is usually permitted as of right in most of DC. But in this zone, it is permitted by Special Exception if enough "waiver" conditions are met and we believe enough of these waivers have been met. Therefore ANC 2E does not oppose the granting of Accessory structure use.

Commissioner Paul Maysak is the Commission's representative in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gwendolyn Lohse", followed by a long horizontal flourish.

Gwendolyn Lohse
Chair, ANC 2E