

Dear Board of Zoning Adjustment,

At a regularly scheduled and properly noticed meeting on October 21, 2025, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the Request for Special Exception zoning relief at 3700 14<sup>th</sup> Street NW for the minimum vehicle parking requirements in C § 701 and pursuant to subtitle C § 703.2 and subtitle X § 901.2. The owner has proven that the special exception criteria have been met through submission of architectural and other planning documents and, furthermore, has garnered support from impacted neighbors as well as ANC Commission 4C, where the building is located. As the adjoining Commission area, ANC1D believes that this development has the potential to bring important benefits to the community, including and especially additional housing. Importantly, this project, once completed, would put a long-vacant, blighted, and dangerous property back into productive use in our neighborhood.

ANC1D urges the project participants to be mindful of the impacts on the community as any construction or improvements are made and to:

- Strictly adhere to all applicable laws and regulations related to construction noise and hours of operation;
- Ensure that, at all times, the property promptly removes all trash and other refuse from the site and does not put trash in public space or public trash/recycling cans;
- Ensure that the property is appropriately fenced and protected during construction;
- Mitigate all stormwater and other erosion and water management impacts on the community during construction and as part of the project planning;
- Minimize all traffic and pedestrian interruptions and other obstacles that could impede mobility for residents of our community;
- Provide a clear point of contact for Commission ANC1D and our community to contact to ensure clear lines of communication and requests for remediation of negative impacts from the project; and,
- Endeavor to ensure that units offered for sale or lease are affordable options for existing residents of our community.

Please be advised that as Chair of ANC1D, I am authorized to sign this letter on behalf of ANC1D for the purposes of this case and our Commission has designated Commissioner Gary Decker, ANC1D07 to represent the Commission on all matters related to this BZA case. He can be contacted at 1D07@anc.dc.gov.

Sincerely,

  
Angela Allison (Nov 3, 2025 21:14:48 EST)

Angela Allison

Chair ANC1D