



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

December 1, 2025

Fred Hill, Chairman
Board of Zoning Adjustment of the District of Columbia
441 4th Street, NW Suite 210-S
Washington, DC 20001

Re: BZA 21381 (1106 3rd St. NE)

Dear Chairman Hill:

ANC 6C writes to state its support for this application.¹

A special exception is needed because the property to the north, 1108, is being used as a dwelling and because, even in a PDR (industrial) zone, the structure being used for the conforming PDR use must be set back 25' from any dwelling. A 25' setback is impossible because both existing buildings are attached row dwellings, with the 1106 lot less than 25' wide.

A use variance is needed because as a condition of the applicant's purchase of the property from DHCD, the agency required a binding covenant that any project feature affordable housing. The two proposed housing units – for sale, not rental – would be available at 50% and 80% of MFI, making them deeply affordable. The office use would be compatible with this proposed residential occupancy.

In the course of our discussions with the applicant, it emerged that 1108 3rd has a rooftop solar array that would be impacted by enlargement of 1106, including a new third story, to its south. Adjacent solar has explicit protections in RF zones, but not in PDR zones.

ANC 6C voted unanimously to support the application on condition that the applicant continue to engage in good faith with

- a. the owner of 1108 concerning ways to mitigate the adverse impacts on 1108's solar array, and

¹ On November 12, 2025, at a duly noticed and regularly scheduled monthly meeting, with a quorum of seven out of seven commissioners and the public present via videoconference, this matter came before ANC 6C. The commissioners voted 7-0 to adopt the position set out in this letter and to authorize Commissioner Tony Goodman (6C07) to testify on our behalf.

- b. the owners of 1110-1118 3rd about any concerns they have over the project.

Sincerely,

A handwritten signature in black ink that reads "Karen J. Wirt". The signature is written in a cursive, flowing style.

Karen Wirt
Chair, ANC 6C

Cc: Alexandra Wilson (counsel to applicant)