

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3F
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July 10, 2026

Opposition to Special Exception – BZA Case No. 21404
512 Taylor, LLC – 5034 Nebraska Avenue NW)

Dear Chairperson and Members of the Board:

I am writing to inform the Board of the ANC 3F vote in opposition to the application for special exception relief in BZA Case No. 21404. After reviewing the record and numerous letters from affected neighbors, the Commission is confident that the Applicant has not met the standards required under Subtitle D § 5201.4 or Subtitle X § 901.2.

The presentation, discussion and vote were held at our monthly public meeting June 30, 2026 which was duly noticed and at which a quorum was present. **The vote was: 0 in favor and 5 opposed to the application for special exception.** All Commissioners present voted against the BZA. Our serious concerns include:

Light and Air:

The proposed three-story addition and deep rear extension would significantly reduce light and air for adjacent properties. Neighbors have documented substantial shading impacts, loss of afternoon sunlight, and the absence of required comparative solar studies.

Neighborhood Character and Massing:

The scale and depth of the addition are inconsistent with the established pattern of rear yards on this block. The proposed rear wall introduces an intrusive massing that disrupts open space and creates a “canyon” effect that is not present elsewhere in the neighborhood.

Privacy:

Elevated decks and new rear windows introduce direct sightlines into neighboring yards and living spaces, without meaningful mitigation.

Application Inconsistencies:

The record contains discrepancies regarding whether an accessory dwelling unit is included. Basement plans resemble an independent unit, raising concerns about use, density, and compliance with the R-2 zone.

**Board of Zoning Adjustment
District of Columbia
CASE NO. 21404
EXHIBIT NO. 42**

Environmental Concerns:

Neighbors have noted worsening runoff and drainage problems. The loss of permeable rear-yard area will exacerbate stormwater issues already affecting the alley and adjacent homes.

Community Opposition:

Directly affected residents have submitted detailed letters explaining how the redevelopment would diminish sunlight, reduce privacy, alter neighborhood character, and negatively impact quality of life.

For these reasons, I strongly request that the Board **deny the application**. The proposal would result in substantial adverse effects and does not satisfy the criteria for special exception approval.

I don't think our Commission has ever opposed an application in the nearly four years I have served. I hope you will consider that when making your decision.

Sincerely,



Courtney Carlson

Commissioner, ANC 3F06

Chair, ANC 3F
