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3503 Connecticut Ave, N.W.
Box 244, Washington, D.C. 20008
commissioners@anc3f.com
www.anc3f.com

September 22, 2026

District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 21404 — 5034 Nebraska Avenue, NW (Square 1879, Lot 30)
Supplemental Statement — Observed Condition of the Property

Dear Members of the Board:

I write to supplement the record in the above-referenced case with a factual observation regarding the current condition of the subject property, one of the four items the Board considers in evaluating this application and a point that I think deserves significant consideration by the Board.

On September 22, 2026, I visited 5034 Nebraska Avenue, NW and observed the property firsthand. At the time of my visit, several large piles of cut branches and yard debris had accumulated in the yard had evidently been left unaddressed for some time. The front walk was covered with a substantial accumulation of leaves, indicating that routine upkeep of the property has not been maintained.

I offer this observation as a factual matter for the Board's consideration alongside the other evidence in the record. I am available to answer any questions the Board may have. Thank you for your consideration.

Respectfully submitted,

Courtney Carlson
Chair, ANC 3F
Single Member District 3F06

Board of Zoning Adjustment
District of Columbia
CASE NO. 21404
EXHIBIT NO. 58