



Advisory Neighborhood Commission 2C

Michael Shankle 2C01, Chair
Jim Swart 2C04, Vice Chair
Thomas Lee 2C03, Treasurer
Nancy Groth 2C02, Secretary
2C@anc.dc.gov

January 26, 2026

VIA IZIS

Frederick Hill, Chairperson
D.C. Board of Zoning Adjustment

Re: ANC 2C Resolution in Support of BZA Case No. 21428 – The Daniel Alexander Payne Community Development Corporation – Residences at Metropolitan (“Applicant”)

Dear Chairperson Hill and Members of the Board:

At a regularly scheduled and properly noticed public meeting held on January 13, 2026, with a quorum of 4 of 4 commissioners being present, Advisory Neighborhood Commission (“ANC”) 2C voted to support approval of BZA Case No. 21428. The resolution was approved by a vote of 4-0-0.

ANC 2C supports the Applicant’s request for

- area variance relief from the minimum rear yard requirements (Subtitle I § 205.1); and
- special exception relief from the minimum penthouse setback requirements (Subtitle C § 1506.1); and
- long-term bicycle parking requirements (Subtitle C § 807.2)

in order to construct new apartment units to serve homeless veterans (the “Project”). Accordingly, ANC 2C strongly recommends that the BZA approve the application.

Please feel free to contact the undersigned if you have any questions or comments regarding this letter.

ON BEHALF OF THE COMMISSION

Sincerely,

Jim L. Swart

Jim Swart, Vice Chair, 2C04@anc.dc.gov

Nancy Groth

Nancy Groth, Secretary, 2C02@anc.dc.gov