

ANTHONY THOMAS-DAVIS

Commissioner
Single-Member District 1A06
Central/East Columbia Heights
& Civic Plaza

Chair, Permanent Special Committee on
Public Life & Neighborhood Planning



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**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1A**

June 1, 2026

via electronic mail

Keara Mehlert, ACIP
Secretary of the Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW
Suite 200S
Washington, DC 20001

Re: Board of Zoning Adjustment Application No. 21446 of S. Michele Swinson, 1324 Kenyon Street, NW, Square 2848, Lot 0842

Dear Ms. Mehlert:

Given the current vacancies on the Board, I am addressing this filing to you in care of the Board for its consideration in the above-referenced case concerning the real property at 1324 Kenyon Street, NW, for Special Exceptions under Sections E-207.4, E-5201(b), X-901.2 (proposed rear addition exceeding 10 ft. of the adjoining property exterior rear wall), and E-2101, E-5201.1(a), and X-901.2 (proposed use exceeds maximum lot occupancy) of the Zoning Regulations of 2016. Advisory Neighborhood Commission 1A (the "Commission") was unable to formally adopt a Form 129 report in this matter, given that several key discussions and documents were still in process as of the Commission's May 20, 2026, regular meeting. Therefore, in lieu of a Form 129 report, as the affected Commissioner for Single-Member District 1A06, I respectfully request that the Board consider my views and recommendations on this case. I recognize that they may not be afforded "great weight" under D.C. Official Code § 1-309.10(3)(A), but I nonetheless urge the Board to consider them in light of the circumstances and timelines of this case.

The Applicant, Ms. Swinson, through her initial architect on this project, contacted me in the fall of 2024 regarding the expected work to be completed on the subject property, which at the time wasn't subject to zoning relief. This was an exceptionally rare - but not unprecedented for ANC 1A - advance outreach that was much appreciated, as we discussed the existing conditions of the subject property and scope and impact of the substantial rehabilitation and renovations, all of which, at the time, were confined to the interior of the single-family structure. During that initial call, the Applicant's architect stated that no zoning relief was necessary and would follow up if anything changed; no follow-up occurred, which I concluded meant the project did not require zoning relief. However, as time progressed and circumstances changed due to work beyond the initial scope completed at the subject property without the Applicant's authorization, zoning relief was found to be required to continue the project.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21446
EXHIBIT NO. 27

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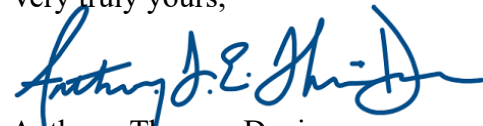
The Applicant, upon ascertaining that zoning relief was required, followed up with me on numerous occasions, as early as November 17, 2025, seeking guidance and ANC 1A's support for their case. The Applicant served the application materials on the Commission and on me, as the affected Commissioner, on January 27, 2026. It was at that time that I began reviewing the case and identified several irregularities, which I raised with the Applicant and discussed over the course of several weeks. My questions and concerns pertained to the computations identified in the Department of Buildings' Office of Zoning Administration ("ZA-DOB") memorandum, dated January 28, 2026, and the substantial differences in those filed by the Applicant with the Office of the Surveyor on January 28, 2026. The Surveyor's plat and the ZA-DOB memorandum contained substantially different computations, particularly for the lot occupancy, which called into question the necessity of certain required zoning relief – two special exceptions and one area variance. This was raised with the ZA-DOB, the Office of Planning ("OP"), and the Office of Zoning. OP, in their initial review of the application, raised concerns similar to those I identified in a March 31, 2026, email shared with me by the Applicant, noting that much of the property's exterior remained unchanged and again calling into question the required zoning relief. The Applicant shared feedback with OP that was presumably taken into account in the agency's further review of the application.

As evidenced by the May 21, 2026, OP report (Exhibit #24), which includes a revised referral memorandum superseding the January 28, 2026, memorandum (Exhibit #26), the area variance was found not to be required based on new computations of lot occupancy, as it fell below the threshold that would have triggered the need for a variance.

Regarding any concerns received from affected residents within 200 feet of the subject property, I received one email, on May 19, 2026, from abutting property owners (enclosed) at 1322 Kenyon Street, NW, in support of the project and its timely completion, and am aware of an April 20, 2026, filing (Exhibit #22) from another abutting property owner at 1336 Kenyon Street, NW, expressing continued concern about the oversized lot, which they also communicated previously during construction on the subject property in 2020. I discussed the subject property with several other residents who reside on Kenyon Street NW and Irving Street NW, all of whom were generally supportive of the subject property's renovation, as it is one of several homes in that proximity that is yet to be completed and otherwise have been vacant, blighted, or a combination of both.

Given the totality of the facts and information available to me, I support the application and do not believe that it will have any adverse impact on abutting properties or the surrounding community. Accordingly, I recommend that the Board grant the requested zoning relief.

Very truly yours,



Anthony Thomas-Davis
Commissioner, Single-Member District 1A06

cc: Members, Advisory Neighborhood Commission 1A