Testimony in Support of Reinstatement of the 2022 BZA Approval of Case No. 20751

September 16, 2026

Chairperson and Members of the Board:

My name is Emily Lucio Singer, and I am writing in support of the application before the Board to reinstate the townhouse development approval that was originally granted in 2022.

The project approved by the Board in 2022 consisted of 80 townhomes, all with a maximum height of 40 feet and in full compliance with applicable rear yard and side yard requirements. The approved development complied with the requirements of the District's Zoning Regulations and was carefully reviewed by the Board before receiving approval.

I support reinstatement of that approval because the developer remains committed to the community benefits and conditions that were part of the 2022 approval, including:

- Restricting residents' eligibility for Residential Parking Permits through HOA covenants;
- A $25,000 contribution to Housing Counseling Services to support administration of a Tax Relief Fund for residents on restricted incomes;
- Installation of seismic monitoring equipment during construction;
- Creation of approximately 40,500 square feet of publicly accessible green space, including collaboration on recreational amenities such as a tot lot and dog walking area;
- A $25,000 contribution to the District's Housing Production Trust Fund; and
- A $10,000 contribution to the North Michigan Park Civic Association Scholarship Fund.

These commitments provide meaningful and tangible benefits to the surrounding community and demonstrate the applicant's continued commitment to being a responsible neighbor.

For these reasons, I respectfully urge the Board to approve the requested reinstatement of the 2022 townhouse development approval. Doing so will allow a previously approved, zoning-compliant project to move forward while preserving the community commitments that formed part of the original approval.

Thank you for your consideration of this application.

Respectfully submitted,

Emily Singer Lucio

Commissioner, ANC 5A03

Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 37