

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 7E
Marshall Heights ▪ Benning Ridge
www.anc7e.us



Zoning Commission
DC Office of Zoning
441 4th St NW, Washington, DC 20001

January 8, 2026

Greetings,

As the Chairperson of the **Advisory Neighborhood Commission (ANC) 7E**. I am writing to communicate formal **notice of our opposition** to the proposed DCOZ Map Amendment associated with **Case No. 25-04, 5045 Hanna Place SE**.

ANC 7E has engaged in sustained and good-faith discussions regarding this proposal with the applicant, Mr. Ed Villard, over the course of **two commission cycles in 2024 and again in 2025**. Despite these engagements, the Commission remains opposed to the requested map amendment for several substantive reasons outlined below.

First, the proposal lacks demonstrable support from **neighboring residents**. Throughout multiple ANC meetings and community discussions, residents have consistently expressed concerns and objections related to the scale, use, and potential impacts of the proposed changes. The absence of neighborhood consensus or meaningful resident endorsement weighs heavily against approval of this amendment.

Second, the Commission finds the proposed **mixed-use designation infeasible** for this specific location. Hanna Place SE is characterized by **limited lot sizes, constrained street width, and insufficient parking availability**. Introducing mixed-use development in this context raises serious concerns about traffic congestion, parking spillover, and incompatibility with the existing residential character of the block and surrounding area. The physical constraints of the site and street do not reasonably support the intensity of use contemplated under the proposed zoning change. Additionally, we lack clarity on an enforcement mechanism that would restrict the inclusion of retail should the zoning proposal successfully advance.

Finally, ANC 7E is troubled by a persistent **lack of clarity and internal inconsistency** in the proposal itself. The Commission has observed a disconnect between the changes as described in written submissions and those stated verbally during ANC meetings and public presentations. These inconsistencies have hindered the Commission's ability to fully evaluate the proposal and have contributed to confusion among commissioners and community members alike. Clear,

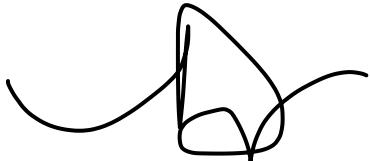
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consistent, and transparent articulation of proposed zoning changes is essential, particularly when they may significantly affect neighborhood conditions.

For these reasons, and after careful consideration over multiple commission cycles, **ANC 7E formally opposes the requested DCOZ Map Amendment for 5045 Hanna Place SE**. We respectfully urge the Office of Zoning and the decision-making body to give great weight to the Commission's position and the concerns of affected residents, as provided for under District law.

Thank you for the opportunity to submit this testimony for the record.

Sincerely,



Commissioner Natasha Dupee, M.Ed., MPH
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