



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/ Fairlawn/ Hillsdale/ Sheridan

Executive Officers

January 22, 2019

Troy Donté Prestwood
Chairman

Frederick L. Hill
Chairman
DC Board on Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Hanna Baker
Vice Chair

Ty'on Jones
Treasurer

Via Email: DCOZ-BZASubmissions@DC.gov; Interactive Zoning Information System

Dorcas Agyei
Secretary

RE: BZA Applications 19901 and 19902

Commissioners

Dear Chairman Hill:

Holly Muhammad
SMD 8A01

At its regularly scheduled, properly noticed meeting on November 13, 2018, with a quorum of 5 Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted **4-0-1** to support the following Applications scheduled for a hearing before the Board on Zoning Adjustment:

Barbara J. Clark
SMD 8A02

- **Application Number 19901:** HIP West St Partners LLC, as amended, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle C § 1002.2 from the inclusionary zoning minimum lot requirements of Subtitle C § 1001.2(e)(3), and pursuant to 11 DCMR Subtitle X, Chapter 10, for area an variance from the lot dimension requirements of Subtitle D § 302.1, and from the side yard requirements of Subtitle D § 307.4, to construct six new, attached principal dwelling units in the R-3 Zone at premises 2501-2509 West Street S.E. (Square 5808, Lots 824, 69 and 50).

Brian Thompson
SMD 8A03

- **Application Number 19902:** HIP West St Partners LLC, as amended, pursuant to 11 DCMR Subtitle X, Chapter 10, for an area variance from the side yard requirements of Subtitle D § 307.4, to construct two new, semi-detached principal dwelling units in the R-3 Zone at premises 2514 West Street S.E. (Square 5809, Lots 43 and 44).

Troy Donté Prestwood
SMD 8A04

Dorcas Agyei
SMD 8A05

Ty'on Jones
SMD 8A06

Hanna Baker
SMD 8A07

We understand that since the filings of the above Applications with BZA, the Applicant has agreed to our request that at least one of the six units scheduled for construction be set aside as an Inclusionary Zoning (IZ) unit. The Office of Planning (OP) has also memorialized this requirement in their report, dated January 18, 2019, for Application No. 19901, which cites: "Applicability of achievable bonus density in inclusionary development, Subtitle C § 1001.2(e)(3), pursuant to Subtitle X § 900."

Thank you for the opportunity to provide this letter.

Sincerely,

Mr. Troy Donté Prestwood
Chairman
Advisory Neighborhood Commission 8A