



Government of the District of Columbia  
Advisory Neighborhood Commission 7C  
4651 Nannie Helen Burroughs AVE NE, Suite 2  
Washington, DC 20019

March 9, 2020  
Zoning Commission for the District of Columbia  
441 4th Street, Suite 210S  
Washington, DC 20001

RE: BZC Case No. 20222

Dear Members of the Commission:

At a regularly scheduled and properly noticed meeting on February 13, 2020, the Advisory Neighborhood Commission 7C ("ANC7C" or "Commission") considered the above-referenced matter. With 5 of the 7 Commissioners in attendance, our Commission voted 5-0 to support a special exception under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, and pursuant to 11 DCMR Subtitle X, Chapter 10, for an area variance from the lot dimension requirements of Subtitle D § 302.1, to subdivide the existing record lot into two separate lots of record and to internally divide the existing detached principal dwelling unit in two separate, semi-detached, principal dwelling units in the R-2 Zone at premises 5104-5106 Jay Street NE (Square 5176, Lot 369) **contingent** to the applicant presenting their development plans and seeking approval of the Deanwood Citizens Association (DCA)

On February 24, 2020, the applicant met with the DCA to present the proposed project. Overall, the DCA support the applicants request to develop but also had the following concerns about this site and other neighborhood developments owned by the applicant:

1. Poor Roofing work
2. Poor Customer Support to resolve newly renovated house issues
3. Outstanding DPW tickets attached to the property (5104-5106 Jay ST NE)

Since the conditions for approval were met, ANC7C supports the area variance at 5104-5106 Jay Street NE. Thank you again for providing ANC7C an opportunity to exercise "Great Weight" on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Antawan E. Holmes".

Antawan Holmes  
Chairperson