



Advisory Neighborhood Commission 5D

Supplementary Analysis of 1961 H Street NE
For Presentation at ZC 19-30

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Co-Chair, ANC-5D Zoning & Development Committee

ZONING COMMISSION
District of Columbia
CASE NO.19-30
EXHIBIT NO.36

1961 H Street NE - History & Analysis (1 of 1)

- Cmmr. Sydelle Moore/5D05 requested ANC's Zoning & Development Committee analyse 1961 H Street NE, due to new owner contacting the ANC with concerns about how ZC 19-30 would reduce development potential.
- 5D ZDC Analysis:
 - Square/Lot 4506 0163 (1961 H Street NE) is an unimproved, vacant lot
 - Lot does **not** have alley access, nor nearby curb cuts to facilitate parking
 - Lot was previously the subject of two BZA Cases, when this lot was zoned R-5-B (which subsequently became RA-2):
 - 2008 BZA Case [17736](#)
 - 2009 BZA Case [17932](#)

1961 H Street NE - History & Analysis (2 of 3)

- In 2008 BZA Case 17736, Applicant applied for a variance from the rear yard requirement of § 404, a variance from the side yard requirement of § 405, and a variance from the parking requirement of § 2101.1, to allow the construction of a new **single-family** semi-detached dwelling.
- BZA denied this application, finding “*the subject corner lot is too small and too exposed to support the Applicant’s proposal without substantial detriment to the public good*”
- In 2009 BZA Case 17932, Applicant again applied for a variance from these requirements to build a **single-family** semi-detached dwelling ; however, on September 18th 2009, the Applicant withdrew their case prior to consideration.

1961 H Street NE - History & Analysis (3 of 3)

- On August 18th 2020, Mana Rabiee, purchased Square/Lot 4506 0163 (1961 H Street)
- On September 13th 2020, Ms. Rabiee met with Cmmr Moore/5D05, and notified her of plans to build a **four-unit** apartment building on the site
- Ms. Rabiee believes RF-4 zoning would be the primary hurdle for her development, and has submitted three letters in opposition to the case record (Exhibit 29, 34, and 34A).
- Ms. Rabiee's plans are wholly incompatible with a lot of this small size and geometry. The proposal is completely out of character with existing block and would be detrimental to the adjoined neighbor.
- Ms. Rabiee asks the Zoning Commission to delay consideration of this case; however, we hope the Commission approves ZC 19-30 **as soon as possible** precisely because neighbors need protection from the type of development proposed by Ms. Rabiee,

ZC 19-30 Community Outreach & Letters in Opposition



- Starting in 2019, Cmmr. Moore/5D05 began community outreach to inform and educate neighbors about the rezoning process. As a result of this outreach, detailed in Case Exhibit 25, not a single resident of Carver-Langston has written to oppose ZC 19-30, while several Carver-Langston neighbors have signed up to testify in support.
- We must acknowledge that four letters in opposition were submitted into the case record (Exhibits 29-33). That said, please note the following:
 - Not ONE of these letters is from a resident of 5D04 or 5D05
 - Not ONE of these letters is from a resident of ANC-5D
 - Not ONE of these letters is from a resident of Ward 5
 - Not ONE of these letters is from a resident who lives within THREE miles
 - While all citizen testimony is appreciated, we sincerely hope the Commission affords greater weight to the testimony of community members