



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



December 11, 2022

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4th St. NW, Suite 210 Washington, DC 20001

Re: BZA Case No. 20821 (1717 E Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on December 8, 2022, our Commission voted 8-0-0 (with 5 Commissioners required for a quorum) to support the request for Special Exception zoning relief pursuant to Subtitle C § 305 and Subtitle X § 901.2 from the subdivision requirements of Subtitle C § 302.1, special exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4, area variance zoning relief pursuant to Subtitle X § 1002 from the building height requirements of Subtitle E § 303.1, area variance zoning relief pursuant to Subtitle X § 1002 from the front setback requirements of Subtitle E § 305.1, area variance zoning relief pursuant to Subtitle X § 1002 from the rear yard requirements of Subtitle E § 306.1, and use variance zoning relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to construct two new, semi-detached, four-story, 4-unit, apartment houses in the RF-1 zone.

While the scope of the relief being sought is quite large, the developer faces extenuating circumstances that warrant the variance relief. The easement on the property from DC Water makes a substantial portion of the property unusable for building. The project as it is conceived is the best effort to create a viable development on the lot under the circumstances. We believe that it has met the threshold for variances. The owner has proven that the special exception criteria have been met through submission of architectural elevations and letters of support from neighbors. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood. The design has taken measures to ensure that the addition is not visible from the street, and it will not disrupt the privacy, air and light of neighbors. We would also note that the developer has been a positive participant in the community. The property is currently an abandoned lot, and this development will be a substantive improvement for the neighborhood.

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<sup>1</sup>ANC 6A meetings are advertised electronically on [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.

Please be advised that Commissioner Philips Gilbert, Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov), Commissioner Philips Gilbert at [6A07@anc.dc.gov](mailto:6A07@anc.dc.gov), and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On behalf of the Commission,

A handwritten signature in cursive script that reads "Amber K. Gove".

Amber Gove  
Chair, Advisory Neighborhood Commission 6A