



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



September 15, 2011

SEP 15

Mr. Clifford Moy
Secretary, Board of Zoning Adjustment
Office of Zoning
441 Fourth Street, NW, Suite 210 S
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 16243
EXHIBIT NO. 29

Re: 1231 F Street, NE

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on June 9, 2011, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the applicant's request for a special exception from the lot occupancy requirements of §223.1 and a variance from the 15' maximum height for garage structures specified in §2500.4.

The Commission believes that a special exception is justified because the small increase in lot occupancy at the rear of the property will not negatively impact the light, air or privacy of adjacent properties, nor will the garage visually intrude upon the character, scale and pattern of houses along the street frontage.

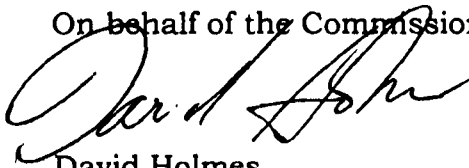
The Commission also believes that the variance is justified because of the project meets the three tests specified in §3103.2. First, the site has unusual topological conditions because the alley sits almost 7 feet higher than the back yard. Second, without zoning relief, the applicant would not be able to construct a garage with height sufficient to accommodate taller vehicles. Finally, the replacement garage is of comparable scale and character with the current garage and surrounding structures.

Finally, the Commission notes that the surrounding property owners have written letters in support of the application.

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoo.com group and the ANC6A and Hill East listservs and through print advertisements in the *Hill Rag* and the *Washington Informer*.

Please be advised that David Holmes and Drew Ronneberg are authorized to act on behalf of ANC 6A for the purposes of this case. Commissioner Ronneberg can be reached by phone at 202-431-4305 or by email at ronneberg6a02@gmail.com.

On behalf of the Commission,

A handwritten signature in black ink, appearing to read "David Holmes", written over the printed name.

David Holmes
Chair