

18308



Government of the District of Columbia

Advisory Neighborhood Commission 6C

January 17, 2012

Ms. Meredith Moldenhauer, Chairperson
D.C. Office of Zoning
Board of Zoning Adjustments
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: 460 New York Avenue N.W., BZA Case # 18308, area variance and special exceptions to renovate, convert, and expand an existing warehouse for residential use in a DD/C-2-C District

Dear Ms. Moldenhauer:

On January 11, 2011, at a duly noticed, regularly scheduled, monthly meeting of ANC 6C, with a quorum of 8 out of 9 commissioners and the public present, the above-mentioned matter came before us.

ANC 6C previously approved the zoning request from this applicant several years ago. Originally the applicant sought several variances and a special exception for loading requirements, lot occupancy, parking, and roof top structure, but the building has been modified and reductions made to only require a request for a single special exception from parking regulations.

The building has dropped from 13 to 12 stories and the number of residential units has dropped from 84 units to 63, with 7 units per floor. With the modifications the number of parking spaces required is 36. A lift system will be installed to accommodate multiple cars in a single space. Parking will be on the first two floors. The applicant seeks relief from the need to have individually accessible parking spaces for residential owners.

The commissioners voted unanimously, 8:0:0, to support the application and noted that the lift system is an effective means to storing cars in a smaller space.

Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,

Karen J. Wirt

Karen Wirt, ANC 6C chair

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18308

EXHIBIT NO. 21

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