



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



January 14, 2012

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

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Re: BZA Case 18324 (1337 Maryland Avenue, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on January 12, 2011, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to oppose the applicant's request for a variance from §401.3 to permit the use of a three-unit apartment building on a lot less than 2700 square foot in an R-4 district.

The Commission believes that the requested variance does not meet the standard for zoning relief set forth at § 3103.2. The owner has identified no physical characteristics of the lot or structure that make it difficult for the property to be used in compliance with the zoning regulations. The property can be used as a matter-of-right flat where the basement was part of the first floor unit or share space between units for activities like a laundry or storage. In addition, while the applicant asserts that there will be a financial hardship if the relief is not granted, no evidence of financial hardship was presented. Finally, the Commission believes that there is a substantial detriment to the public good when a property owner is granted zoning relief because of his or her ignorance of the zoning regulations when a property is purchased.

Please be advised that Drew Ronneberg and David Holmes 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,

David Holmes
Chair

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoo.com listserv and through print advertisements in the *Hill Rag*.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18324
EXHIBIT NO. 21

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