

18347



Government of the District of Columbia

Advisory Neighborhood Commission 6C

April 17, 2012

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

Re: Application for 216 Seventh Street N.E., BZA Case # 18347, for a special exception to allow a rear garage addition to an existing one-family row house not meeting the lot occupancy and nonconforming structure requirements in an R-4 District

Dear Ms. Moldenhauer:

On April 11, 2012, at a duly noticed, regularly scheduled ANC 6C meeting, with a quorum of 6 out of 9 commissioners and the public present, the above-mentioned item came before us.

The applicant seeks to construct a garage on unoccupied space at the rear of the property. Because the garage would increase lot occupancy to 67.3 %, exceeding the allowed 60 %, a special exception is necessary.

Section 223 of the zoning regulations permits a special exception for up to 70 % lot occupancy providing that light and air to neighbors is not affected; privacy of neighboring properties is not unduly compromised; the addition will not visually intrude upon the character, scale, and pattern of houses on street frontage; and the applicant furnishes plans depicting the addition in relation to adjacent buildings and views from public ways.

It was noted that the applicant's drawings show part of the garage closer than 12' to the centerline of the alley.

The commissioners voted unanimously, 6:0:0, to support the application with the following caveats:

- The applicant revises the plans in order to locate the entire garage the required 12' from the alley centerline or
- Revise the application to seek relief from the 12' alley setback requirement.

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

BOARD OF ZONING ADJUSTMENT Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013, (202) 547-7168
District of Columbia

CASE NO. 18347

EXHIBIT NO. 27

Board of Zoning Adjustment
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