



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 2C

ANC 2C01: Alexander M. Padro, *Chair*
ANC 2C02: Kevin L. Chapple, *Vice Chair, Treasurer*
ANC 2C03: Doris L. Brooks
ANC 2C04: Rachelle P. Nigro, *Secretary*

PO Box 26182, Ledroit Park Station
Washington, DC 20001

June 18, 2012

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

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Dear Chairperson Jordan:

Regarding Case No. 18370, Application of Omar Haque, 1537 5th Street, NW, Square 510, Lot 820:

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, May 2, 2012 at the Watha T. Daniel/Shaw Neighborhood Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (three out of four Commissioners required to be in attendance to achieve a quorum), ANC 2C voted (4 in favor, 0 opposed, and no abstentions), to support the zoning relief requested by the applicant and to communicate said recommendation in writing to the Board of Zoning Adjustment.

In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission determined the following:

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18370

EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.18370
EXHIBIT NO.26

- 1) Construction of a three-story addition to the single family residence at this address requires a Special Exception under 11 DCMR Section 3104.1, pursuant to Section 223, specifically, relief from the requirements of Section 403 (lot occupancy), Section 406 (open court), and Subsection 2001.3 (non-conforming structure).
- 2) The current structure occupies 53.8% of the nonconforming 13.7 foot lot. The existing structure has no side yard, and a nonconforming open court. The proposed addition will maintain the current noncompliant side yard and open court conditions, requiring relief. The applicant proposes a 10% increase in lot occupancy, to 63.8%, requiring a 3.8% variance. This is a reasonable request, due to the constraints of the nonconforming existing conditions.
- 3) No objections to the granting of the proposed special exception were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 2C recommends that the District of Columbia Board of Zoning Adjustment accord ANC 2C's recommendation the Great Weight provided for in the ANC statute and approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', with a stylized flourish at the end.

Alexander M. Padro
Chair
ANC 2C