



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

September 28, 2012

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

Dear Chairperson Jordan:

Regarding BZA Application No. 1 8406, Application of Erin Murphy and Johanna Sears, Residential Units on Alley Lot to the Rear of 1131 5th Street, NW (Square 514, Lots 2214, 2215 and 2216):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, September 5, 2012 at the Watha T. Daniel/Shaw 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. 18406
EXHIBIT NO. 28

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- 1) The Applicants currently reside in condominium units that the District government approved through the approval and sign-off of condominium plats recorded with the DC Recorder of Deeds and that the DC Office of Tax & Revenue has been taxing as residential units during the applicants' occupancy. The District also accepted the payment of transfer and recordation taxes for these properties to be used as residential units.
- 2) The Applicants have subsequently been informed by the Zoning Administrator that a use variance would be required in order to permit the continued residential use, occupancy and enjoyment of these existing residential condominium units.
- 3) The properties have been improved, purchased and occupied by the Applicants for residential purposes. Conversion of these properties to any other use is impractical and would represent a substantial financial burden and a unique and undue hardship on the Applicants.
- 4) Granting the variance requested would neither cause substantial detriment to the public good nor substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.
- 5) The Commission supports the requested relief in order to allow the continued occupancy of these residential units by their owners.
- 6) No objections to the granting of the proposed zoning relief 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,



Alexander M. Padro
Chair
ANC 2C