



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 Dons L. Brooks
ANC 2C04 Rachelle P. Nigro, *Secretary*
PO Box 26182, Ledroit Park Station
Washington, DC 20001

Rec'd. 10/01/12 RN

September 22, 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. 18411, Application of 5th and S Streets, LLC, 451 S Street, NW (Square E475, Lot 22)

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. 18411

EXHIBIT NO. 29

Board of Zoning Adjustment
District of Columbia
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- 1) The Applicant proposes to construct a two-unit flat on the property. Because of the exceptionally narrow and small lot (12.22 feet wide and land area totaling 844 square feet), the owner would encounter practical difficulties if the zoning regulations were strictly applied.
- 2) In order to be able to develop the lot and meet Building Codes, the Applicant seeks relief from Sec. 403.2 to allow 70% lot coverage instead of the maximum allowable 60% and from Sec. 2101.1 to provide a waiver of the requirement of one off-street parking space.
- 3) In lieu of providing an off-street parking space, the Applicant has agreed to close the existing curb cut for the property on 5th Street, which will create an additional on-street parking space.
- 4) Granting the variance 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 redevelopment of this long-vacant lot.
- 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