



Advisory Neighborhood Commission 1B

Government of the District of Columbia

2000 14TH Street N.W., Suite 100B

Washington, DC 20009

Myla Moss, 1B01, Chairperson – Juan Lopez, 1B07, Vice Chairperson

Lauren McKenzie, 1B09, Secretary – Alexandra Lewin-Zwerdling, 1B02, Treasurer

Sedrick Muhammad, 1B03 – Deborah Thomas, 1B04 – Mary Streett, 1B05 – Charles Meisch, 1B06

Tony Norman, 1B10 – E. Gail Anderson Holness 1B11

June 28, 2012

Board of Zoning Adjustments
c/o Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

18436

Re: 2703 11th St NW

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 29 AM 8:38

Dear Members of the Board of Zoning Adjustment:

Please be advised that Advisory Neighborhood Commission 1B, at its regularly scheduled June 7th public meeting at which quorum was present, unanimously voted 7-0-0 to support the above-referenced BZA application.

The property is 2703 11th Street NW (Lot 0017, Square 2858), and is located in the ANC 1B boundaries and owned by Mr. David Benson. Mr. Benson and his architect presented a proposal that would allow for a third dwelling unit (or apartment house) on this property. A third unit is allowed by right in an R4 district, but only if said property has 900 square feet of lot area per unit. This particular property is 1,506 square feet but is a unique property in that it was originally built as a duplex with two units above grade. The proposal by Mr. Benson would convert the existing basement into a third unit, all within the existing footprint of the building. We recommended approval of this application.

Sincerely,

Myla Moss
Chairperson

Lauren McKenzie
Secretary

copied by email: CM Graham, Tony Norman

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18436

EXHIBIT NO. 18

Board of Zoning Adjustment
District of Columbia
CASE NO.18436
EXHIBIT NO.18