



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

July 13, 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. 18432, Application of John C. Hines, 1618 5th Street, NW (Square 477, Lot 845):

Advisory Neighborhood Commission 2C conducted a public meeting on Wednesday, May 2, 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. 18432
EXHIBIT NO. 25

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- 1) The Applicant proposes to renovate the principal residence on a lot that includes a detached carriage house. The proposed renovation entails the demolition of an existing one story rear addition and replacement with a two story addition. In order to receive permits to do so, the Zoning Administrator has determined that the applicant must "establish a dwelling at the rear of the property." As a result, an area variance and special exception are requested.
- 2) The specific relief sought, under 11 DCMR §§ 3103.2, is a variance from the rear yard requirements under section 404, and under 3104.1, a special exception under subsection 2516.1, to permit an addition to an existing flat (two-family dwelling) where there is more than one principal structure on a single lot in the R-4 District.
- 3) No changes to the use of the property are proposed, nor will the proposed renovations cause any negative impact on neighboring properties.. The two buildings and three dwelling units with separate utility metering are existing conditions that do not pose a detriment to the public good.
- 4) Granting the variance and special exception 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 renovation of this residence.
- 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