



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 – James Turner, 1B08, Treasurer

Alexandra Lewin-Zwerdling, 1B02 – Sedrick Muhammad, 1B03 – Deborah Thomas, 1B04

Mary Streett, 1B05 – Tony Norman, 1B10 – E. Gail Anderson Holness 1B11

November 21, 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

RECEIVED
D.C. OFFICE OF ZONING
2012 NOV 28 AM 8:38
RM-1

Re: BZA Application No. 18446 of Edward Bruske at 1308 Euclid Street, NW.

Dear Members of the Board,

Please be advised that Advisory Neighborhood Commission 1B, at its regularly scheduled November 1, 2012 public meeting at which a quorum was present, unanimously voted to support the application for BZA variance relief of application number 18446. At the meeting, Mr. Edward Bruske, owner of the property located at 1308 Euclid Street, N.W. (the "Property"), presented their application for BZA variance relief to ANC 1B. The Applicants are requesting variance relief from the minimum lot area restrictions under Section 401.3 of the Zoning Regulations. Such relief from the BZA would enable the Applicants to convert the building on the property (the "Building") from a two-unit flat to a three-unit apartment house. Conversions of one-family dwellings and two-unit flats are permitted in the R-4 zone district, provided there is 900 feet of land area on the property for each dwelling unit. The Property has a land area of 2,130 square feet; 570 feet short of the 2,700 square feet that would be required for a conversion to a three-unit apartment house.

Mr. Bruske and Ms. Lane live with their daughter in one of the two units in the Building at 1308 Euclid. They have a tenant in the other unit. Mr. Bruske has owned the property for 25 years. The basement is currently used only for storage. The Building was originally configured as three units when Mr. Bruske purchased it, as evidenced by the lack of a connection between the basement and first floor, and the provision of three separate electric meters. This block of Euclid consists of several apartment buildings on the southwest side of the block (which is in the R-5-B zone), and several other converted apartment houses in the R-4 zoned portion of the street. The basement suffers from water damage, and significant resources will be required to correct that situation and make the basement space livable. Ceiling height is at least eight feet. The Applicant provided letters of support from nearby neighbors, including the two adjacent neighbors. The Applicant told the Commission that Commissioner Sedrick Muhammad had visited the property and was very supportive.

The Commission believes that the property is sufficiently unique, as a result of the historical configuration of the Building, its location on a block with several apartment houses and few one-family dwellings, the work required to sustain the structural integrity of the basement, and the fact that it is owner-occupied. The Commission believes that restoring the basement to productive use as part of the main building would be a practical difficulty, as a result of the historical configuration of the Building and the difficulty in reconnecting the first and basement floors. Finally, the Commission believes that a 3-unit use here is not out of character with this block and will not negatively impact the public good or the integrity of the zone plan.

For these reasons, the Commission voted unanimously to support the Application to the BZA.

Sincerely,

Myla Moss
Chairperson

Lauren McKenzie
Secretary

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18446

EXHIBIT NO. 28

cc by email: CM Jim Graham, Myla Moss, Sedrick Muhammad

Board of Zoning Adjustment
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EXHIBIT NO.28