



Government of the District of Columbia

Advisory Neighborhood Commission 6C

December 17, 2012

Mr. Lloyd Jordan, Chairman
D.C. Office of Zoning
Board of Zoning Adjustment
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

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2012 DEC 17 AM 9:56

Re: 1235 Fourth Street N.W., BZA # 18483, application for a variance from the off-street parking requirements to allow construction of a new two-family dwelling in an R-4 district

Dear Mr. Jordan:

On December 12, 2012, at a duly noticed, regularly scheduled, monthly meeting of ANC 6C, with a quorum of 8 out of 9 commissioners and the public present, the above-mentioned item came before us.

The applicant previously sought HPRB approval (HPA # 12-038) to construct a new three-story residence on a currently vacant lot at the same address. ANC 6C voted unanimously at the time, 6:0:0, to support the application, and HPRB approved the concept on its December 15, 2011 consent calendar.

The applicant now seeks relief from the requirement to provide onsite parking. The subject property is 18 ft wide along Fourth Street, with no street or alley access other than along that frontage. The proposed dwelling would occupy the full width of the lot.

Because the property lies within a historic district, the applicant has been advised that permission for a curb cut would not be granted in any event. The applicant notes that BZA has issued summary orders granting identical relief for two other properties on the same block, including one case (BZA # 18067, order dated June 8, 2010) in which ANC 6C supported the application.

The commissioners voted unanimously, 8:0:0, to support the current application.

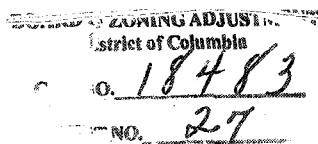
Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,

Karen J. Wirt

Karen Wirt
ANC 6C chair

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787 Tel. (202) 547-7168



Board of Zoning Adjustment
District of Columbia
CASE NO. 18483
EXHIBIT NO. 27