

Moy, Clifford (DCOZ)

From: David Holmes <holmes6a3@gmail.com>
Sent: Monday, April 01, 2013 8:34 AM
To: Moy, Clifford (DCOZ); DCOZ - BZA Submissions (DCOZ)
Subject: 1116 K Street NE
Attachments: 2013, March, BZA, 1116 K.pdf

April 1, 2013

Mr. Moy,

Attached is a letter supporting the variance and special exception requests for 1116 K Street.

I apologize for its lateness, and ask that it be made part of the record and that it be considered by the Board.

David Holmes
Chair,
Advisory Neighborhood Commission 6A

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18527
EXHIBIT NO. 29



District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013



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2013 APR -1 AM 11:34

March 20, 2013

Mr. Clifford Moy
Secretary, Board of Zoning Adjustment
Office of Zoning
441 Fourth Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case 18527 (1116 K Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on March 14, 2013, our Commission voted 7-0-0 (with five Commissioners required for a quorum) to support the applicant's request for the following:

- 1) special exception pursuant to Section 2516.1 to permit two principal buildings on a single lot of record in the R-4 residential zone district;
- 2) variance from the nonconforming provisions under subsection 2001.3;
- 3) variance from the rear yard requirements under Section 404.1; and
- 4) variance from the off-street parking requirements under subsection 2101.1.

The applicant is seeking zoning relief to allow the renovation of a vacant building on the applicant's property that had been previously zoned for commercial use (and had operated as a grocery store in the early 1900s). The Commission supports the project as either two properties, each on its own record lot, or as two principal properties on a single record lot. The Commission favors a wide latitude in this case because of the desirability of returning the property to productive use, the difficulties of alternate uses, and the problem caused by the lot(s).

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and the NewHillEast yahoogroups, on our website at www.ANC6A.org, and through print advertisements in the *Hill Rag*.