



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



September 13, 2013

Mr Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St NW, Suite 210
Washington, DC 20001

Re. BZA Case No 18595 (Eva Sanchez, 620 9th Street, NE)

Dear Mr Moy,

At a regularly scheduled and properly noticed meeting¹ on September 12, 2013, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to support the applicant's request for a variance, permitting the Applicant to deviate from the definition of "yard" set forth at § 199 by replacing the existing steel deck at the rear of the property with a wooden deck that occupies more than 50% of the rear yard.

The Commission supports granting the requested variance because strict application of the above referenced zoning requirement would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

The Commission believes that the variance is justified in light of the fact that the property in question has an extremely small rear yard that directly abuts an alley and the fact that many of the houses on that same alley have rear decks that also appear to occupy more than 50% of the yards in which they are located.

Please be advised that David Holmes, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at David.Holmes@anc.dc.gov

On behalf of the Commission,

SEP 17

David Holmes
Chair

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18595
EXHIBIT NO. 31

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC- 6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the *Hill Rag*

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