

**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D**



December 02, 2013

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

Re: BZA Case No. 18642 (1210 Simms Place NE)

Dear Mr. Moy:

At a regularly scheduled and properly noticed monthly meeting on November 12, 2013, Advisory Neighborhood Commission 5D voted unanimously (6-0) to support the applicant's request for variance relief pursuant to §3103.2 from the requirements for percentage of lot occupancy as set forth in §772.1, the rear yard set-back requirements as set forth in §774.1, and the parking requirements set forth in §2101.1.

The Commission supports granting the requested variances subject to certain conditions stated hereinafter. The Commission has found the strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant. Granting the requested relief, subject to the conditions below, will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

The Commission requests that the Board of Zoning Adjustment (BZA) set as conditions of the order, the following:

1. The front façade be redesigned using all brick to match the existing character of the neighborhood and that no vinyl siding or Hardiplank be used in the project design
2. That the residents of the affected neighborhood for proposed development sign a petition of support.

DEC 3

BOARD OF ZONING ADJUSTMENT
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The applicant has responded to our concerns and we offer this letter of support for the project. We respectfully request that ANC 5D be given "great weight" in this matter as afforded by District of Columbia law.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'K. Henderson', with a long horizontal flourish extending to the right.

Kathy Henderson, 5D05
Chairman, ANC 5D