



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



February 28, 2014

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 18692 (1717 E Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on February 25, 2014, our Commission voted 4-1-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a use variance pursuant to § 3103.2 permitting the construction of an eight-unit apartment house on the subject property, a use not among those permitted by § 330.5.

The Commission supports granting the requested variances subject to certain conditions stated hereinafter. The ANC has found the strict application of the above-referenced zoning requirements would result in exceptional and undue 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 ANC requests that the Board of Zoning Adjustment (BZA) set as a condition of the order that any contracts for sale or lease of the residential units restrict the number of residential parking permits to be issued to residents to no more than three and that this restriction be recorded as a covenant in the land records. The ANC further conditions its approval on the applicant's commitment to hire residents from the surrounding area to maintain the property and construct the apartment house and also to provide support to a neighborhood youth organization.

Please be advised that Nicholas Alberti, 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 6A04@anc.dc.gov

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

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BOARD OF ZONING ADJUSTMENT
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District of Columbia
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Board of Zoning Adjustment
District of Columbia
CASE NO. 18692
EXHIBIT NO. 27



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On Behalf of the Commission,

A large, stylized handwritten signature in black ink that reads "Nicholas Alberti".

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A