



Government of the District of Columbia

Advisory Neighborhood Commission 6C

February 18, 2014

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

Re: 651 F Street N.E., BZA 18730, application for a special exception for a rear addition to a single-family row house not meeting the lot occupancy and nonconforming structure requirements in the R-4 District

Dear Mr. Jordan:

On February 18, 2014, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 5 out of 6 commissioners and the public present, the above-mentioned matter came before us.

We understand that because the requested addition consists entirely of filling in an existing nonconforming open court ("dogleg"), and because the existing court counts toward lot occupancy, the addition will result in no increase in percentage lot occupancy. However, because the property is at 66.1 percent lot occupancy, filling in the court requires a special exception.

The commissioners noted that there are no negative light and air or privacy issues to neighboring properties, and the addition is not visually offensive. The applicant produced a letter of support from the neighbor to the west.

The commissioners voted unanimously, 5:0:0, to support the 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, (202) 547-7168

Board of Zoning Adjustment
District of Columbia
CASE NO.18730
EXHIBIT NO.22