



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

ANC 6E01: Alexander M. Padro, *Chair*
ANC 6E02: Kevin L. Chapple, *Treasurer*
ANC 6E03: Frank S. Wiggins
ANC 6E04: Rachelle P. Nigro, *Vice Chair*
ANC 6E05: Marge Maceda, *Secretary*
ANC 6E06: Alvin O. Judd, Sr.
ANC 6E07: Alfreda S. Judd

PO Box 26182, Ledroit Park Station
Washington, DC 20001

March 10, 2014

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Jordan:

Regarding BZA No. 18749 Application of 1031 4th Street, LLC, (1034 4th Street, NW; Square 526, Lots 808, 809, 810, 811, 815, 816, 836, 837, and 838):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, March 4, 2014 at the Northwest One Library, 155 L Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed on the agenda, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously (7 in favor, 0 opposed, and no abstentions), to support the zoning relief requested by 1031 4th Street, LLC, and to communicate said recommendation in writing to the Board of Zoning Adjustment.

In considering this case, and as a result of questioning of the applicant's representatives present at the meeting, the Commission determined the following:

- 1) The site in question, 1031 4th Street, NW (Square 526, Lots 808, 809, 810, 811, 815, 816, 836, 837, and 838), is located in Single Member District 6E07.
- 2) The site is zoned C-2-C/DD.

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- 3) The Applicant desires to construct a mixed use building with ground floor retail and nine stories of residential above.
- 4) In order for this development to be allowed, under 11 DCMR §3103.2 and §3104.1, Area Variances and a Special Exception are required, as follows: Area Variances from side yard requirements (under §775.5); rear yard requirements (under §774.1); parking requirements (under §2101.1); and loading requirements (under §2201.1); and Special Exception relief from roof structure requirements (under §411 and 770.6).
- 5) The community supports the creation of additional housing and retail in the Mount Vernon Triangle.
- 6) The Commission does not believe any negative impacts will be generated by the granting of these Variances and Special Exception.
- 7) The Commission supports the granting of the zoning relief requested by the Applicant so that the property can be developed in the manner proposed.
- 8) No objections to the granting of the proposed zoning relief were raised at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Board of Zoning Adjustment accord ANC 6E's recommendation the Great Weight provided for in the ANC statute and approve the application in question.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', with a stylized flourish at the end.

Alexander M. Padro
Chair
ANC 6E