



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, Le Droit Park Station
Washington, DC 20001

June 27, 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 Application 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, June 3, 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 in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously (5 in favor, 0 opposed, and no abstentions), to support the request for zoning relief at 1034 4th Street, NW to allow construction of a new mixed use building and that said support be communicated in writing to the Board of Zoning Adjustment (BZA) of the District of Columbia.

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

- 1) The building and lot in question are located in Single Member District 6E07.
- 2) The site is zoned DD/C-2-C, and consists of lots that are unimproved, improved with vacant buildings, or have most recently been used as surface parking lots.

Board of Zoning Adjustment
District of Columbia
CASE NO.18749
EXHIBIT NO.34

- 3) The Applicant proposes 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, Area Variances under 11 DCMR §3103.2 from rear yard depth requirements (§774.1), parking requirements (§2101.1), loading requirements (§2201.1), and lot occupancy requirements (§772.1), and a Special Exception under §3104.1 from roof structure requirements (§411 and 770.6) are required.
- 5) Because of the exceptional conditions and practical difficulties presented by this site, strict application of the Zoning Regulations would result in an inefficient building that would not provide maximum benefits to the community or potentially remain undeveloped for the foreseeable future.
- 6) Granting the relief requested would neither cause substantial detriment to the public good nor substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.
- 7) The Commission supports the granting of the requested relief in order to allow the use of these properties in the manner proposed by the Applicant.
- 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 this application.

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