



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

RECEIVED
2014 JUN -3 AM 11:02

April 8, 2014

JUN 3

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18762
EXHIBIT NO. 28

Dear Chairperson Jordan

Regarding BZA No 18762, Williams Seventh Street, LLC (1547 7th Street, NW, Square 445, Lot 197)

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, April 2, 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 5 in favor, 0 opposed, and no abstentions), to support the zoning relief requested by Williams Seventh Street, LLC, for the renovation of and addition to 1547 7th Street, NW, 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, 1547 7th Street, NW (Square 445, Lot 197), is located in Single Member District 6E02
- 2) The site is zoned C-2-A

Board of Zoning Adjustment
District of Columbia
CASE NO. 18762
EXHIBIT NO. 28

- 3) The Applicant desires to both renovate and construct an addition to the existing building at the site for both commercial and residential uses
- 4) In order to allow the requested use, under 11 DCMR §3103.2 and §3104.1, Variances from lot occupancy requirements (§772.1), rear yard requirements (§774.1), court area requirements (§776.4), nonconforming roof structure requirement (§2001.3), and a Special Exception from roof structure requirements (§411.11) are required
- 5) The existing nonconforming building has been vacant for over a decade as the result of the owner complying with Advisory Neighborhood Commission 2C's request that the previous tenant's lease not be renewed due to the negative impacts on the community resulting from said tenant's operations
- 6) The community supports the renovation and expansion of the building in question, as the proposed uses will have a positive impact on the neighborhood and will support the area's ongoing revitalization
- 7) The Commission does not believe any negative impacts will be generated by the granting of the Variances and Special Exception requested
- 8) The Commission supports the granting of the zoning relief requested by the Applicant so that the property can be used in the manner proposed
- 9) 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