



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 18, 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 Nos. 18782 and 18786, Application of Fenton 302/304 M St, LLC, 302 and 304 M Street, NW (Square 524, Lots 4 and 19):

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 applications.

At the Commission's meeting, duly noticed and with these cases 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 302-304 M Street, NW to allow an addition to an existing row house and construction of a new family dwelling 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 a previous meeting, the Commission determined the following:

- 1) The building and lot in question are located in Single Member District 6E04.
- 2) The building at 302 M Street, NW, is in a DD/R-5-B district and is on a nonconforming lot in the Mount Vernon Square Historic district. The vacant lot at 304 M Street, NW, is also zoned DD/R-5-B, is nonconforming, and is in the same historic district.

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District of Columbia
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EXHIBIT NO.23

- 3) The Applicant proposes to renovate the existing single family home at 302 M Street, NW, convert it to a flat, and construct a small rear addition, and build a new single family home at 304 M Street, NW, which collectively will require Area Variances under 11 DCMR §3103.2 from the nonconforming structure requirements (under §2001.3) for lot occupancy (§403), floor area ratio (§402), rear yard (§404), closed court (§406), and parking (§2101.1).
- 4) Because of the exceptional conditions and practical difficulties presented by these sites, the building has deteriorated and the vacant lot has remained unbuilt for decades.
- 5) Granting the variance 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.
- 6) 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.
- 7) 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