



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

September 12, 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. 18794, Application of Newton Street Development 3, LLC, 1740 New Jersey Avenue, NW (Square 508N, Lot 9):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, September 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 in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (5 in favor, 2 opposed, and no abstentions), to support the request for zoning relief at 1740 N Street, NW to allow renovation of and addition to a residential 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 previous meetings, the Commission determined the following:

- 1) The building and lot in question are located in Single Member District 6E02.
- 2) The site is zoned R4, and consists of one lot with a vacant building, formerly a single family home.
- 3) The Applicant proposes to renovate the building into seven residential units.
- 4) In order for this development to be allowed, Area Variances under 11 DCMR §3103.2 from lot area (\$401.3),

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nonconforming structures (§2001.3), and parking (§2101.1) requirements are necessary.

- 5) Because of the exceptional conditions and practical difficulties presented by this site and property, strict application of the Zoning Regulations would prevent the building's renovation by the applicant at this time. .
- 6) The applicant has made changes to the original plans as a result of community and ANC input, and have proposed a number of parking mitigation measures to address the developer's inability to provide on-site parking.
- 7) 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.
- 8) The Commission supports the granting of the requested relief in order to allow the use of this property in the manner proposed by the Applicant.

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