



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



July 11, 2014

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18798 (1425 North Carolina Avenue, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on July 10, 2014, our Commission voted 5-1-1 (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception from the lot occupancy requirement (§ 403.2), the rear-yard setback requirement (§ 404.1), and for additions to buildings that exceed permitted lot occupancy (§ 2001.3), and for a variance from the definition of "yard" (§ 199), which prohibits any structure occupying more than 50% of a yard, in the above referenced application. The applicant seeks the foregoing relief to permit the construction of a two-tiered deck at the rear of the existing rowhouse structure.

The Commission supports granting the requested special exception because the proposed deck will not unduly affect the light and air available to neighboring properties nor unduly compromise their privacy of use and enjoyment. The Commission supports granting the requested variance because strict application of the definition of "yard," to limit the deck to less than 50% of the rear yard would result in peculiar and exceptional practical difficulties and hardship to the applicant. This is so because the area of the rear yard is limited and constructing a smaller deck would render the remainder of the rear yard unusable. Furthermore, granting the requested variance will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On behalf of the Commission,

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, ANC-6A and NewHillEast@yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag. Board of Zoning Adjustment
District of Columbia
CASE NO.18798
EXHIBIT NO.28