



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

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. 18856, Application of Lock 7 Development, 1514 8th Street, NW (Square 397, Lots 0830 and 0831):

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 unanimously (7 in favor, 0 opposed, and no abstentions), to support the request for zoning relief at 1514 8th Street, NW to allow renovation of and addition to a residential building and historic preservation design approval and that said support be communicated in writing to the Board of Zoning Adjustment (BZA) and Historic Preservation Review Board (HPRB) 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 prior Zoning and Planning Committee meeting, the Commission determined the following:

- 1) The building in question is located in Single Member District 6E01 and is a noncontributing structure in the Shaw Historic District.

Board of Zoning Adjustment
District of Columbia
CASE NO.18856
EXHIBIT NO.30

- 2) The lot is zoned R4 and is improved with an unoccupied former community-based residential facility, originally an apartment building constructed in 1956.
- 3) The Applicant proposes to renovate and add to the building to convert it from a 40 unit halfway house to a nine unit apartment or condominium building.
- 4) In order for this renovation and addition to be allowed, Area Variances under 11 DCMR §3103 from lot area (§401), nonconforming structures (§2001.3), lot occupancy (§403) and court (§406.3) requirements and use of compact parking spaces (§2115 and 2101.1) 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 and addition by the Applicant.
- 6) 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 renovation and conversion of and addition to this property in the manner proposed by the Applicant.
- 8) The Commission has reviewed the plans for the renovation and addition and finds them to be appropriate for the Shaw Historic District.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Board of Zoning Adjustment and Historic Preservation Review Board 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