



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

November 15, 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. 18913, Application of Simone Goring and Richard Devaney, 517 Q Street, NW (Square 0477, Lot 0827):

Advisory Neighborhood Commission 6E conducted a public meeting on Thursday, November 6, 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 (6 in favor, 0 opposed, and no abstentions), to support the request for zoning relief to allow construction of a three unit residential building at 517 Q Street, NW 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 a prior Zoning and Planning Committee meeting, the Commission determined the following:

- 1) The building in question is located in Single Member District 6E02.
- 2) The lot is zoned R4 and is vacant.
- 3) The Applicant proposes to construct a three story, three unit residential building on this nonconforming lot.

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EXHIBIT NO. 235

- 4) In order for this new construction to be allowed, Area Variances under 11 DCMR §3103 are required from lot occupancy (§403.2), side yard (§405.6), and off-street parking (§2101.1) requirements. Additionally, a Special Exception under §3104.1 from roof structure setback requirements (§400.7) is also needed.
- 5) Because of the exceptional conditions and practical difficulties presented by this property, strict application of the Zoning Regulations would prevent the proposed development 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 and community are eager to see this vacant lot developed so that additional households can be welcomed to the neighborhood.
- 8) The Commission supports the granting of the requested relief in order to allow the development of this property in the manner proposed by the Applicant.
- 9) No objections to the granting of the requested zoning relief were received by the Commission before or during 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