

January 20, 2015

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. 18914 (240 9th Street, NE)

Dear Mr. Moy,

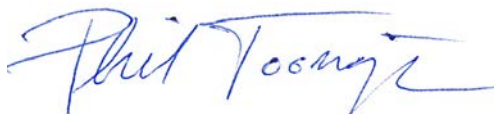
At a regularly scheduled and properly noticed meeting¹ on January 8, 2015, our Commission voted 8-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for variances from the alley setback requirements (§ 2300.4), and the accessory building height requirements (§ 2500.4), and a special exception from the lot occupancy requirements (§ 403.2), in the above-referenced application. The applicant seeks the foregoing relief to permit the addition of a second story to an existing accessory structure currently serving as a garage.

The Commission supports granting the requested variances because, in view of the fact that a utility pole is located immediately behind the garage, strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant. Specifically, the location of the utility pole limits the applicant's ability to use the existing garage for any purpose other than storage of a vehicle because it necessitates parking within the garage at an angle. The applicant is thereby deprived of the full use of the space within the existing garage structure. Furthermore, the applicant proposes to build up to a height no greater than that of the neighboring garage party wall, which will result in more cost-effective construction for the applicant.

The Commission also supports granting the requested special exception because the proposed addition of a second story to the garage will not unduly affect the light and air available to the neighboring properties, nor unduly compromise their privacy of use and enjoyment. Letters of support were provided by owners of the adjoining properties.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

On Behalf of the Commission,



Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.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.18914
EXHIBIT NO.31