



Government of the District of Columbia

## Advisory Neighborhood Commission 6C

April 13, 2015

Mr. Lloyd Jordan, Chairman  
Board of Zoning Adjustments  
441 Fourth Street N.W., Suite 200 S  
Washington, D.C. 20001

Re: 400 K Street NE, BZA 18979, Application for a variance from the nonconforming structure requirements to allow a substantially completed two-story carriage house to be adaptively restored as an artist's studio in the R-4 district

Dear Mr. Jordan:

On April 8, 2015, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned matter came before us.

The commissioners understand that the applicant originally received a building permit to construct a third-story addition on top of an existing row house. Because the property's lot occupancy already exceeded 60 percent, DCRA conditioned issuance of the permit on the applicant's removal of the roof of the existing two-story carriage house. Instead of complying with the permit, the applicant constructed the planned third story on the main building and renovated the carriage house, adding a kitchen and bath. The applicant sought to excuse this by blaming bad advice received from his architect.

An "artist studio," as defined in 11 DCMR 199.1, is a place of work of one or more persons who are engaged actively, and either gainfully or as a vocation in the fine arts, the performing or visual arts, ceramics, or the composition of music. It appears the applicant constructed not such a workspace but rather an illegal third dwelling unit. The applicant also includes in the plat a parking pad in a section of public space on 4<sup>th</sup> Street that the applicant illegally paved with concrete.

The commissioners voted unanimously, 6:0:0, to oppose the application as currently presented, but we look forward to working with the applicant if/when a revised application is submitted (for example, removing the kitchen so it is not a dwelling and eliminating the parking pad in public space).

On behalf of ANC 6C,

Karen Wirt  
ANC 6C chair

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Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013, (202) 547-7168

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18979  
EXHIBIT NO. 30