



Government of the District of Columbia

Advisory Neighborhood Commission 6C

November 3, 2015

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

Re: 400 K St. NE (#18979) Revised letter

Dear Mr. Jordan:

This letter supersedes the one sent earlier today. The earlier letter had a paragraph missing on the second page. The paragraph is included here.

On October 14, 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 voted unanimously (6-0) to adopt the position set forth below in opposition to the application. The commission also voted to authorize Commissioner Mark Eckenwiler to represent the commission in proceedings before the Board concerning this case.

ANC 6C provides this supplemental statement in light of the applicant's revised application. The applicant did not contact ANC 6C (or the chair of its zoning committee) until he filed revised plans with the Board after our September meetings.

In the revised application and in testimony before the Board on September 22, the applicant claimed that he had comprehensively addressed the ANC's earlier concerns by abandoning the plan for a kitchen in the carriage house and "eliminating" the illegal parking pad in public space. However, the application still proposes to retain 1.5 bathrooms in the accessory structure, and the written pre-hearing submission states explicitly that "**applicant envisions the carriage house as a work/live space**" (p. 3; emphasis added). Also, when pressed at the hearing, the applicant admitted that the parking pad remains in place and has not been removed, and that the purported "elimination" consisted only of posting a no-parking sign.

The applicant also insists that the parking pad was installed legally under a 2012 public space permit. However, the permit itself (Case Exhibit 50) makes no reference to the parking pad—rather, it authorizes paving of a "leadwalk only," and applicant never went before the Public Space Committee. A plan apparently submitted in support of that application, also included in Exhibit 50, has partially legible notations that seem to refer to an "exist[ing con]crete pad." In advance of the October 7 committee meeting, ANC 6C's zoning committee chair requested a copy of the drawing showing the full notations/marginalia, which the applicant nevertheless failed to provide.

Board of Zoning Adjustment
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CASE NO.18979
EXHIBIT NO.54

For the benefit of the Board, we attach certain relevant Google Street View images going back to 2007. It appears that the previously roofless carriage house had a roof

installed between July 2009 and August 2011, and that an all-new concrete parking pad was poured in public space between August 2009 and May 2014 to replace an older, damaged pad.

Because the applicant's revised application continues to depict an accessory dwelling unit in the carriage house (notwithstanding the misleading characterization of it as an "artist studio"), and because the applicant has failed to adequately cure the illegally installed parking pad by removing it, we oppose the application. In the event the Board nevertheless chooses to grant the requested relief, we urge that the applicant be required a) to remove both of the carriage-house bathrooms and b) to fully remove the illegal parking pad and restore that portion of the public space to grass or other green landscaping.

Thank you for giving great weight to the concerns of ANC 6C.

On behalf of ANC 6C,

A handwritten signature in black ink that reads "Karen J. Wirt". The signature is written in a cursive, flowing style.

Karen Wirt
ANC 6C chair

Attachments: Google Street Views



July 2009



August 2011



May 2014