



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 1B

2000 14 STREET, NW
SUITE 100B
WASHINGTON, DC 20009

COMMISSIONERS

BRIAN FOOTER
1b01@anc.dc.gov

ELLEN SULLIVAN
1b02@anc.dc.gov

SEDRICK MUHAMMAD
1b03@anc.dc.gov

MITCH HERCKIS
1b04@anc.dc.gov

NICOLAS FERREYROS
TREASURER
1b05@anc.dc.gov

DYANA FORESTER
1b06@anc.dc.gov

JESSICA LAURA SMITH
SECRETARY
1b07@anc.dc.gov

MARK RANSLEM
1b08@anc.dc.gov

JAMES A. TURNER
CHAIR
1b09@anc.dc.gov

ALLYSON CARPENTER
1b10@anc.dc.gov

ROBB HUDSON
VICE-CHAIR
1b11@anc.dc.gov

JOHN GREEN
1b12@anc.dc.gov

June 19, 2015

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 210S
Washington, DC 20001

Dear Chairman Jordan and Members of the Board:

On June 4, 2015, ANC 1B voted to oppose BZA application #19034 for 1931 11th St. NW Washington, DC 20001. The meeting was properly noticed, with a quorum of 11 of 12 Commissioners present, and the vote was unanimous.

ANC 1B opposes this application for multiple reasons. The lot in question is zoned for residential use and the ANC strongly believes this is the correct use. The lot is in between two metro entrances in a dense and vibrant area of the city. To use it as a surface parking lot is not in the best interest of the City or our neighborhood. This lot is also the site of illegal activity such as public drinking, public harassment, and parking in public space (on the sidewalk) and due to the owners operating it illegally as a parking lot for years, the ANC does not have confidence in them becoming good stewards of the property now. Furthermore, we do not believe that the correct message is sent to the public or applicants when long-term illegal use is rewarded with being granted a variance.

The business owner of 1931 11th St. NW did not communicate with ANC 1B, attend either our committee meeting, or full commission meeting on their case. When the owner applied previously, in October of 2014, 1B02 did not have an ANC Commissioner and the ANC was not well informed about the history of the lot.

In a similar case with an illegal parking lot in a residential zone at the corner Vermont and T ST. NW, the neighborhood compelled the zoning to be upheld, what was once an eyesore, and the site of muggings is now multiple townhomes providing new residents to patronize our neighborhood business and join our community. Variances are a privilege and should be granted to business owners and homeowners who respect our laws, processes, and communities. The applicant has been using this lot illegally for years, there is illegal activity by the public and the business owners, and the ANC asks that you uphold the current zoning and put this lot to proper use.

ON BEHALF OF THE COMMISSION.

James A. Turner
Chair ANC1B, Commissioner 1B09

Jessica L. Smith
Secretary ANC1B, Commissioner 1B07



(202) 481-3462

1b@anc.dc.gov



@ANC1B



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CASE NO. 19034
EXHIBIT NO. 33