

**Advisory
Neighborhood
Commission**

921 PENNSYLVANIA AVENUE, S.E. — SUITE 108

WASHINGTON, D.C. 20003 — 543-3344

6B

CAPITOL HILL — NEAR SOUTHEAST

July 14, 1989

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Alean C. Brown

The Honorable Carrie L. Thornhill
Chair, Board of Zoning Adjustment
The District Building, Room #9
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

re: BZA #15123
1359 Massachusetts Ave., S.E.

COMMISSIONERS

SMD 1—Jane Altenhofen
SMD 2—Karen Walker
SMD 3—Dion Johnson
SMD 4—Jamie Platt
SMD 5—Cecile Shure
SMD 6—Wm. van den Toorn
SMD 7—Alean Brown
SMD 8—Evelyn Washington
SMD 9—Jacqueline West
SMD 10—Danny Collins
SMD 11—Darlene McEwan
SMD 12—Carolyn Bowling

Dear Ms. Thornhill:

Please be advised that at its most recent and properly noticed meeting of June 20th, with a quorum of Commissioners (seven) present and voting, ANC 6B adopted the following resolution in the above-cited case by a unanimous vote of seven (7) ayes, zero (0) nays and zero (0) abstention:

BE IT RESOLVED, that ANC 6B takes a position of NO OPPOSITION on the application of M. O'Donnell & S. Oehler for variances from allowable lot occupancy and minimum rear yard requirements, and from provisions governing additions to an existing structure which now exceeds allowable lot occupancy requirements to allow the construction of a proposed rear deck addition to a non-conforming 3 unit apartment house in a R-4 zone at premises 1359 Massachusetts Avenue, S.E. (Sq. 1037, Lot 72).

The following issues and concerns were brought forward by the 6B Planning & Zoning Committee, or through testimony at the Commission meeting:

1. that the applicants wish to construct a proposed rear-deck addition of 143 sq. ft. (five ft. above grade) in order to beautify, better utilize and enjoy their large (680+ sq.ft.) rear yard;
2. that the applicants make no bona fide claim of hardship, but advance the case that with so large a front yard (1476 sq. ft. in public space), and since other properties in the square approach 100% lot occupancy, it would be unfair to deny their request;
3. that the applicant's lot has an irregular shape, a width of 36 ft. and a rear yard with an average depth of 19+ ft. (23.45' x 36' x 14.35' x 37.13');;
4. that no opposition has been expressed against this application by area residents or the owners of the neighboring property, as the deck addition will not deny light or air;

BZA

CASE No. 15123

EXHIBIT No. 24

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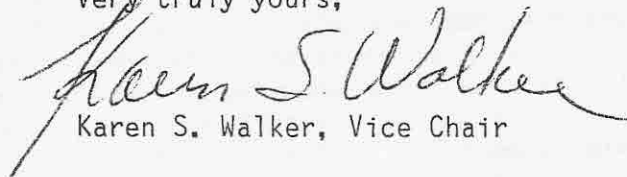
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5. that the application would appear eligible for Board approval as variance relief can be granted without substantial detriment to the public good and without significantly or substantially impairing the intent, purpose and intent of the zone plan as embodied in the Zoning Regulations and Map.

Please be further advised that 6B 06 Commissioner William van den Toorn, the Single Member District representative for the subject property, and Caesar Marshall, the Commission's Executive Secretary, are designated to represent the Commission in this matter at the Board's July 21st meeting, and to present our views and findings. We ask that our report of the issues in this matter be accorded the "great weight" consideration that it is due.

Very truly yours,


Karen S. Walker, Vice Chair

cc: van den Toorn
Platt
O'Donnell & Oehler
Wolf

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OFFICE OF THE CLERK