



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



May 13, 2016

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. 19276 (1234 Duncan Place, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on May 12, 2016,¹ our Commission voted 8-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, and the nonconforming structure requirements under § 2001.3, and special exceptions from the height requirements under §§400.23 and 400.24, to construct a third floor addition to an existing two-story, one-family dwelling in the R-4 District.

The Commission supports granting the requested special exception because the design for the exterior of the addition preserves the character of the block and does not adversely impact the enjoyment of neighboring properties. The applicant's design preserves the roof top architectural elements and maintains the character of the neighborhood. The Commission supports this applicant on the condition that the materials used on the front of the design be extended to all areas on the addition that are visible from the street.

Please be advised that Brad Greenfield 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. Greenfield can be contacted at brad.greenfield@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@yahoogroups.com, anc-6a@yahoogroups.com, and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.

Board of Zoning Adjustment
District of Columbia
CASE NO.19276
EXHIBIT NO.27