



Government of the District of Columbia  
**Advisory Neighborhood  
Commission 6C**

April 25, 2018

Board of Zoning Adjustment  
of the District of Columbia  
441 4th Street, NW  
Suite 210-S  
Washington, DC 20001

Re: BZA 19730 (219 E St. NE)

Dear Members of the Board,

On April 11, 2018, at a duly noticed and regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present, this case came before ANC 6C. The commissioners voted 6-0 to support the application subject to two conditions.

The applicant requests zoning relief to continue using the property, 219 E St. NE, as the administrative office for its non-profit organization. Applicant has occupied the space in this manner since roughly 1980. Although certain paperwork (relating to applicant's Basic Business Licenses) indicate a certificate of occupancy at some point in the past, DCRA has been unable to locate that C of O or to indicate what use it authorized.

Applicant's operation involves four staff members working onsite. The organization hosts no events such as receptions or other large gatherings for outside guests, and ANC 6C is aware of no problems or complaints about the applicant's current operation. Indeed, the applicant submitted numerous letters of support from owners and occupants of nearby properties.

ANC 6C agrees that the applicant meets all but one of the special-exception criteria under Subtitle U § 203(n). We further agree that area variance relief from Subtitle U § 203(n)(2) is appropriate given the exceptional situation in this case and the practical difficulty of complying with that element of the special-exception test.

However, because this relief would run with the land, the ANC is wary of the possibility that the applicant might sell the property to another non-profit whose use would be less harmonious with or respectful of the neighborhood. Accordingly, the ANC's support is conditional on the relief providing for two qualifications compatible with the applicant's present operations:

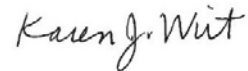
1. that the approved non-profit use allow a maximum of five (5) employees on site, and
2. that the non-profit use be prohibited from holding events (such as receptions or other large gatherings) onsite for outside guests.

The applicant consented to these conditions before the ANC, and likewise noted its concurrence in its April 11 pre-hearing statement (case exhibit 52).

Finally, our vote authorized Commissioner Mark Eckenwiler (6C04) to testify on this case before the Board.

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

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt  
Chair, ANC 6C