Advisory Neighborhood Commission

CAPITOL HILL — NEAR SOUTHEAST 921 PENNSYLVANIA AVENUE, S.E. — SUITE 108

6B

PHONE: 543-3344 WASHINGTON, D.C. 20003

July 10, 1998

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Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20004

'98 JUL 14 P3:27
OFFICE OF ZONING
DISTRICT OF COLUMBIA

re: BZA #16370
434 New Jersey Ave SE

Dear Board Members:

Advisory Neighborhood Commission 6B opposes this application because it threatens the continued residential character of the 400 block of New Jersey Ave, and because it would not serve any zoning or planning goals.

The applicant is seeking approval for a home occupation permit that would allow him to have three employees working out of his "home" in addition to himself. The ANC has consistently opposed variances and special exceptions that would erode the residential character of the Hill. "Residential character" means not just the appearance of the buildings, but their use as well.

Allowing an expanded consulting operation will produce all of the usual traffic problems. In addition, the zoning regulations require that no more than 25% of the home be used for the "home occupation." However, there is little or no way of ensuring that the 25% limitation will be adhered to. Moreover, there is vacant office space along Pennsylvania Ave. and 7th Street commercial zones. Consulting and lobbying activities, like this one, therefore, should be directed those areas, which are designated for that purpose. It should not be allowed to undermine areas designated for residential uses. The basis for the ANC's opposition is further explained in the attached P&Z Committee report.

The Commission initially considered this application as an appeal to an administrative decision (#16336) at its May 12, 1998 meeting. The application is now being heard as a request for a special exception. The facts of the case, however, have not changed. The Commission, therefore, voted (8-0) at its properly noticed meeting of June 9, 1998 to oppose this application for the same reasons it opposed it as case #16336. A quorum (7 Commissioners) was present each time. The Commission also voted to authorize Commissioners Tom Wells and Peter Waldron and Executive Director Gottlieb Simon to represent it in this matter.

Yours truly,

Thomas Wells
Chairperson

BZA
CASE No. 16370
EXHIBIT No. 22

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7/30/98