Advisory Neighborhood Commission 1C
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June 13, 2000

OFFICE OF ZONING DISTRICT OF COLUMBIA
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Commissioners:

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(1C-01)

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(1C-04)

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(1C-05)

Board of Zoning Adjustment
441 4th St., NW, Suite 210
Washington, DC 20001
Attn: Jerrily R. Cress

Re: BZA Application No. 16573

Dear Ms. Cress:

ANC 1C met on June 7, 2000 and discussed the above application. By a voice vote and with a quorum present we voted to support the efforts of Mr. Hardy in building on this irregular lot at 1821 and 1823 Florida Ave., NW.

The case fits the basic provisions in zoning law D.C. Code Section 5-424(g)3)(1981) having to do with the irregular shape of this small property and shallowness of its depth justifying a request for an area variance. Additionally, in accordance with this section, the request furthers the interest of the "public good" in that it is for a residential use in an R-5-B district on an eyesore site, which without relief may be virtually unbuildable. Filling the site in with a well-designed building is highly desirable.

The applicant is working on alternative plans for the property with an eye on improving, if feasible, the situation in the rear involving the rear yard depth requirement of section 404.1. This may involve a slightly higher structure with setback (perhaps with relief sought on the amount of set back), a more modest setback with a lower-height building, or changing the configuration from a flat arrangement to a single-family house (with or without a basement apartment) with setback at the second-floor level. In our view, the detailed alternative plans are desirable to ascertain the most feasible development of the property to result in the most minimal intrusion into desired separation at the rear from the property behind it. There is no alley, and the building at the rear to be most affected by the development has a rear yard of only ten feet.

The ANC supports residential development of lots 808 and 812.

Sincerely,

Linda Softli, chair

Peter Schott, vice-chair

P.S. Mr. Schott or Ms. Softli are authorized to speak for the Commission

BZA
Case No. 16573
Exhibit No. 50

Board of Zoning Adjustment
District of Columbia
CASE NO.16573
EXHIBIT NO.50