ADVISORY NEIGHBORHOOD COMMISSION 8C

3125 MARTIN LUTHER KING AVENUE, S. E.
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'00 SEP 12 A10:08

OFFICE OF ZONING
DISTRICT OF COLUMBIA

September 12, 2000

Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Dear Ms. Kress:

At the Advisory Neighborhood Commission 8C Public Meeting on September 6, 2000 in which proper notice was given to residents, commissioners, and the affected party, the residents and commissioners considered the application of Mrs. Elaine Carrera for a "variance from the rear yard requirement for a dwelling in the R-5-A zone." The variance was to allow a second story addition exceeding 15 feet on an existing accessory building for servant quarters, which is provided for by Section (s) 2500.5 of the zoning regulations.

The application indicated that the present and proposed use of the property was residential. The owner and her representative indicated to the Commission that the addition would be used by the owner as her living quarters because "she is concerned about her safety when coming from her present home early in the morning to prepare breakfast for residents in the facility."

Prior to the meeting the Chairperson had attempted to contact the DCRA, Zoning Office and the Office of Planning to clarify whether the fact that 623 Mellon Street SE is presently a community-based residential facility for eleven (11) Commission on Mental Health Services' patients with three (3) staff persons should be considered in this zoning variance. No response was received from these offices prior to the meeting. With five (5) commissioners present, four is the required quorum, the commissioners voted 3 to 2 to support the request. Subsequent to the meeting the chairperson did discuss the request (September 8, 2000) with the DCRA Office of Zoning, Mr. Edgar Nunley and the Zoning Administrator, Mr. Michael Johnson. They indicated that the application should have included 623 Mellon Street, SE as a residential facility, and thus zoning regulation 2500.5 would not apply because

1. It refers to R-1-A and R-1-B District, (623 Mellon is R-5-A.)
2. That the accessory garage second story must be used as living quarter for domestic employees of the family occupying the main building.

A special meeting was called of the commissioners (September 11) to consider this new information; we respectfully recommend that this application be re-advertised to include the fact that this is a community-based residential facility and include all of the applicable zoning regulations.

Respectfully,

Virginia Major

Virginia Major, Chairperson

BZA
Case No. 16597
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16597
EXHIBIT NO.20

FAX TRANSMISSION

Advisory Neighborhood Commission 8C
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To:	Mrs J. R Kress, Director	**Date:**	Sept. 12, 2000
Fax #:	202-727-6072	**Pages:**	2 , including this cover sheet.
From:	Virginia Major, Chairperson	**561-2837**	
Subject:	Zoning Application No. 16597		

COMMENTS:

Should you need to contact me, I can be reached during the day at 561-2837. Thank you. VLM

DISTRICT OF COLUMBIA
OFFICE OF ZONING
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