Government of the District of Columbia
Advisory Neighborhood Commission 2C

Terrell Junior High School - Shaw/Terrell Community Center
First & Pierce Streets, NW
Washington, DC 20001
Leroy Thorpe, Jr., Chairman
(202)387-1596
May 11, 2002

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Mr. Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Second Floor
Washington, DC 20001

Re: BZA Case Number 16863, Application of S and P Properties, LLC, to construct a six unit apartment house in the R5B zone at 420 M Street, NW.

Dear Chairman Griffis:

At its regularly scheduled and duly noticed monthly meeting of Advisory Neighborhood Commission, held at 6:30 PM Wednesday, May 1, 2002, held at Tony Cheng's Mongolian Restaurant, Second Floor, 619 H Street, NW, Washington, DC, their being a total of six individual single member district commissioners and all were present, which constitutes a quorum, the above matter was discussed in open session.

The applicant's Agent, James F. Smith, explained the project to the Commission, and the variances required to allow the project to move forth. He further explained the mistake in typing 5 units instead of 6 units in the application and notes to the satisfaction of the Commission.

At the conclusion the presentation, and following a brief comment period by Commissioners, a motion was made by Commissioner Lydia Goring (2C04) and seconded by Commissioner Alexander M. Padro, as follows: **"Advisory Neighborhood Commission 2C supports the Applicant, S and P Properties, LLC, for the Board of Zoning Adjustment Case as follows: 'Application of S & P Properties, LLC, pursuant to 11 DCMR ss 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow the conversion of a single -family dwelling and carriage house into a 6 (six) unit apartment house in the DD/R5B District at premises 420 M Street, N.W., (Square 514, Lot 863).'"**

The Commissioners, upon voice vote, voted unanimously to support the motion with six commissioners voting in favor, none opposed, no abstentions (6-0-0).

Respectfully submitted,

Leroy J. Thorpe, Jr., Chairman

BZA
Case No. 16863
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16863
EXHIBIT NO.22