Advisory Neighborhood Commission

6B

CAPIT[illegible]LL — NEAR SOUTHEAST 921 PE[illegible]YLVANIA AVENUE, S.E. — SUITE 108
PHONE: 543-3344 WASHINGTON, D.C. 20003

December 31, 2002

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EXECUTIVE DIRECTOR

Candace Avery

Board of Zoning Adjustment
Office of Zoning
Government of the District of Columbia
441 4th Street NW
Washington, DC 20004

Re: BZA Appeal Number 16935
Boys Town

Dear Board Members:

At its regularly scheduled and properly noticed meeting of September 12, 2002, ANC 6B voted 7-0-0 (7 members constituting a quorum) to join in the appeal filed by the Southeast Citizens for Smart Development regarding the decision by DCRA to grant building permits to Father Flanagan's Boy's Home to construct single family dwellings at 1308, 1310, 1312 and 1314 Potomac Ave., SE (BZA Appeal Number 16935).

ANC 6B believes that these permits were issued in error and should be immediately revoked. We based this decision on our belief that these buildings do not conform to the zoning requirements for one-family dwellings in several respects. First, three of the four buildings lack the 8-foot side yard required by zoning regulations (11 DCMR §405.9 and §775.2). Second, none of the lots have access to their required parking spaces from a public street or alley, and only one of the houses had access to a private driveway under the ownership or control of the particular lot, as required by 11 DCMR §2117.4. In addition, some of the parking spaces are not on the same lot with the residences that they are intended to serve, as required by 11 DCMR §2116.1.

Therefore, we respectful ask the Board to revoke the permits issued for these buildings.

Commissioner Julie Olson, Commissioner Will Hill and ANC 6B Executive Director Candace Avery are authorized to represent the ANC in this matter.

Sincerely,

Kenan Jarboe
Chairperson

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Case No. 16935
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16935
EXHIBIT NO.23