ADVISORY NEIGHBORHOOD COMMISSION 1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

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1B02 Philip C. Spalding
1B03 Catherine Hammonds
1B04 Deborah R. Thomas
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1B06 Theodore "Ted" Butler
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7 June 2003

Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
Office of Zoning, Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA Case No. 17026
William Shortinghouse

Dear Mr. Griffis:

At the regularly scheduled meeting on June 5, 2003 (notice of which was properly given, and at which a quorum of seven of eleven members were present) ANC1B voted unanimously (7-0-0) to support the application of William Shortinghouse for a variance from the rear yard requirements under section 404. The Commission has been aware of Mr. Shortinghouse's ongoing efforts to restore the property at 1326 Girard Street, NW (2860/821), and also lauds his interaction with owners of neighboring properties and the Columbia Heights community. The proposed rear deck and carport appear to need variance from the rear yard requirements of section 404, however, the Commission concluded that benefits from granting the variance outweighed the controls of section 404's intent. We concluded that no detriment to light, air, parking or transport would be occasioned by granting the variance. We also heard Mr. Shortinghouse's testimony that he has fully disclosed his designs to neighboring property owners and has received their approval. The Commission also concluded that increased parking and better access to the building provided by the new design weighed in favor of granting the variance.

ANC1B strongly urges the Board to approve the request for variance sought in Case No. 17026, and asks the Board to give great weight to our recommendation.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary

BZA
Case No. 17026
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17026
EXHIBIT NO. 28