District of Columbia Government
Advisory Neighborhood Commission 6A
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July 14, 2003

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St NW, Suite 210
Washington, DC 20001

Re: BZA Case 17045 (1215 E St, NE)

Dear Board Members,

At a regularly scheduled and properly noticed meeting on July 10, 2003, ANC 6A voted unanimously (6-0 with 5 Commissioners required for a quorum) to support the application of Neavelle A. Coles for a variance from the lot occupancy requirements under section 403, a variance from the open court requirements under section 406, and a variance from the nonconforming structure requirements under subsection 2001.3 to construct a two-story addition to an existing single-family dwelling in the R-4 District.

With respect to lot occupancy, the applicant wishes to retain an existing brick carriage house/garage although doing so would cause lot occupancy requirements to be exceeded. Not being in an officially designated historic district, the carriage house/garage has no special protections despite its age and possible historical significance. In the course of the ANC's deliberations, residents expressed support for retaining this structure. ANC 6A asks that BZA give consideration to the neighborhood's desire to retain the carriage house/garage in considering the application.

Retaining the carriage house/garage would result in lot occupancy of 73.7%. This is only 1.7% higher than the lot occupancy prior to construction of the addition, and 3.7% higher than the lot occupancy that could be allowed through special exception. ANC 6A requests that BZA consider the pre-existing carriage house/garage as an "extraordinary or exceptional situation or condition" in that there are few other structures of similar construction and age on similar nearby lots. Demolishing this valued structure would be a detriment to the public good by removing an historic building element. Furthermore, its removal would result in lot occupancy of only 53.7% for the owner.

Considering the area and width of the lot, ANC 6A also supports the variances from the open court requirements and the nonconforming structure requirements. Granting these variances would not create substantial detriment to the public good, and the structure would continue to be used as a single-family dwelling as specified in the zoning regulations.

If you have questions or need further information, please contact Commissioner Rice, chair of ANC 6A's Economic Development and Zoning Committee at 544-3734.

Respectfully yours,

Joseph Fengler

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

BZA
Case No. 17045
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17045
EXHIBIT NO. 23

YAHOO! Mail

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Date: Mon, 14 Jul 2003 14:56:15 -0700 (PDT)
From: "Cody Rice" <rice_cody@yahoo.com>
Subject: Letter to BZA for 1215 E St, NE
To: "Joe Fengler" <fengler6a02@yahoo.com>
CC: "Michael Musante" <mfm81472@yahoo.com>

Joe,

Per our vote at the last ANC meeting, the attached letter needs to be signed, then faxed to BZA at 727-6072. Thanks!

Cody

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Attachment

BZA17045_1215_E_St_NE.doc
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TO: BZA

Fm: ANC 6A

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