Government of the District of Columbia

Advisory Neighborhood Commission 6C

September 22, 2003

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210S
Washington, DC 20001

Re: Board of Zoning Adjustment Application No. 17063
Board of Zoning Adjustment Appeal No. 17064

Dear Members of the Board:

This letter is to advise that Advisory Neighborhood Commission 6C, at its regularly scheduled public meeting held September 10, 2003, at which a quorum was present, voted unanimously (6-0) to support Application No. 17063, for parking and loading variances and Appeal No. 17064 regarding the proposed revocation by BLRA of the Certificate of Occupancy for general office use of the building on the property at 450 H Street, N.W. The Commission adopted the recommendation of its Planning and Zoning Committee, made at that Committee's September 3rd public meeting, wherein the Planning and Zoning Committee recommended that ANC 6C support Application No. 17063 for area variances from off-street parking and loading requirements in order to continue the use of the existing building for general office use in the DD/C-2-C Zoning District. The documenting materials submitted by the applicant clearly establish the site is unique due to its size and zoning history and is affected by several conditions which result in practical difficulty and the granting of the requested relief is consistent with sound planning principles. The Planning and Zoning Committee likewise recommended that ANC 6C support the appellant in Appeal No. 17064 regarding the decision of the BLRA Administrator to revoke the certificate of occupancy for the office use of the building as the existing office use of the building should be allowed to continue.

As a result, ANC 6C recommends approval of the application and the appeal and requests that its recommendation in this case be accorded the great weight to which it is entitled.

Sincerely,

Robert Hall
Chairman, ANC 6C

BZA
Case No. 17063
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17063
EXHIBIT NO. 23