Government of the District of Columbia

Advisory Neighborhood Commission 6C

November 6, 2003

DC Board of Zoning Adjustment
441 4th St., NW
Suite 210
Washington, DC 20001

RE: Board Of Zoning Adjustment Case No. 17072.

Dear Members of the Board:

ANC 6C has reviewed the proposed application of Maurice Walters and Mary Jean Pajak for special exception to construct an addition to a single-family dwelling located at 623 Constitution Avenue, NE, Square 867, Lot 825, R-4 District, submitted to the Board Of Zoning Adjustment for Case No. 17072.

Under Section 223 of the DC Zoning Regulations, the applicants are seeking special exception relief from lot occupancy requirements (Section 403.2) and side yard requirements (Section 405.8) to construct a 547 sq. ft. two-story rear addition to the dwelling. This addition will extend the existing building footprint by 18 feet to the south, plus a 2'-4" deep bay. The proposed addition will add the space necessary for the applicants to provide separate living and dining areas on the first floor and a 2nd bedroom on the second floor. The applicants are extending the current side walls of the structure, maintaining the same passage (side yard) width on the west side of the dwelling. The proposed addition will be masonry construction.

ANC 6C's Planning and Zoning (P&Z) Subcommittee considered the proposed application at an October 1, 2003, meeting. At that time, the applicants provided signed letters from the property's immediate neighbors, which stated that they had no objections to the proposed addition. The P&Z Subcommittee voted their unanimous approval. The application was subsequently considered by the full ANC.

In accordance with DC Regulations 3115.1, the following information is provided:

(a) The application is identified as BZA Case No. 17072
(b) The public hearing was held on October 8, 2003.
(c) Proper notice of the hearing was given by the ANC.
(d) 5 ANC members constitute a quorum and 6 members were present at the October 8, 2003 meeting.
(e) No issues or concerns about the application were raised by the ANC.
(f) The ANC voted to support the application.
(g) The vote on the motion to adopt the report to the Board was unanimous.
(h) Bill Crews is authorized by the ANC to present the report to the Board. If for any reason Mr. Crews cannot attend, Chairperson Robert Hall, ANC6C05 is authorized to testify on his behalf.

Sincerely,

Mark Dixon
ANC 6C Vice Chair

BZA
Case No. 17072
Exhibit No. 26

CC: Andrew Altman, Office of Planning

Board of Zoning Adjustment
District of Columbia
CASE NO. 17072
EXHIBIT NO. 26