Government of the District of Columbia

Advisory Neighborhood Commission 6C

March 9, 2004

Board of Zoning Adjustment
District of Columbia Government
441 4th Street, NW, Suite 210-S
Washington, DC 20001

Re: BZA Case No. 17124 -- 601 Massachusetts Ave. NE

To the Board:

Advisory Neighborhood Commission 6C's regular monthly meeting was held on Wednesday, February 11, 2004, with proper notice given and seven commissioners present with five commissioners necessary for a quorum.

The Commission voted 4 to 3 to support the following position with regard to the requested variances;

ANC 6C supports the applicant's request for a variance from the off-street parking requirement, but does not support the requested variance to the lot occupancy requirement of a maximum of 60%.

The majority felt that the existing building is not in character with the historic nature of the neighborhood which is within the Capitol Hill Historic District. The majority was willing to work with the applicant as a trade off for the potential for a more appropriate designed building and therefore supports the parking variance. The majority believes that the required one off street parking space would necessitate a curb cut that would reduce on street parking by at least one space. It doesn't make sense to take away a public space for a private space.

However the majority are concerned about maintaining the rear yard open space for light and air to adjoining residential homes and believed at the time that 60% lot occupancy was a matter of right. Even 60% would block air and light, but the Commission thought that 60% was a matter of right.

Since the February meeting we have come to understand that the information the Commission based its decisions on was incorrect. With regard to the 60% lot occupancy

BZA
Case No. 17124
Exhibit No. 25

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as a matter of right, the District Office of Planning now considers that since the use (Dry Cleaning drop off and pick up) is commercial, the matter of right lot occupancy is only 40%. In addition and more importantly, the location of the 60% line on the property was in error.

Therefore Commissioner Bill Crews, whose single member district contains this property, will be making a motion at our regular March Commission meeting to reconsider the February action in light of the new corrected information.

We would respectfully request that we be granted time to forward to you the outcome of this reconsideration at our March 10 meeting even though it will be within seven days of the hearing.

We appreciate your consideration of this request in the interest of the public.

In any event Commissioner Bill Crews is authorized by the ANC to present the report to the BZA.

Best regards,

Rob Hall, Chair
ANC 6C

Cc: Bill Crews
Howard Hue.