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

1B01 Lawrence T. Guyot, Jr.
1B02 Philip C. Spalding
1B03 Catherine Hammonds
1B04 Deborah R. Thomas
1B05 Jarvis Houston
1B06 Theodore "Ted" Butler
1B07 Sertira "Cookie" A. Wilson
1B08 Charles E. Glover
1B09 Sinclair "Nupe" Skinner
1B10 Kelvin P. Esters
1B11 Raymond Wright

6 March 2004

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

RE: BZA Case No. 17138
James and Julie Edmonds

Dear Chairman Griffis:

At its regularly scheduled meeting on March 4, 2004 (notice of which was properly given, and at which a quorum of seven of eleven members was present) ANC1B voted unanimous (7-0-0) support for BZA Application No. 17138 requesting variance under 401.3 to allow conversion of an existing flat to a four unit apartment building in the R4 district at 1325 Fairmont Street NW. Applicant was present at our review and indicated that the underlying lot's dimension would allow for three units, and they were applying to BZA for variance to allow four units. SMD Commissioner Charles Glover described the block as a mixture of single family dwellings and apartment buildings. Commissioner Glover added that the property has been vacant and a nuisance property and those constituents were excited by the possibility of rehabilitation with no reservations about the addition of a fourth unit. Members of the South Columbia Heights Neighborhood Association indicated that they had originally had reservations about the density and parking associated with the added unit; however, in discussions with owner they are satisfied with the current design and unit count. Commissioners did not find that the increase in density would harm the character of the neighborhood. We ask that you approve this application for variance and accord the ANC its great weight in your evaluation.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary
Box 73710, Washington, DC 20056

CC: Councilmember Jim Graham
South Columbia Heights Neighborhood Association

BZA
Case No. 17138
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17138
EXHIBIT NO. 22