Government of the District of Columbia

Advisory Neighborhood Commission 6C

September 10, 2004

Mr. Geoffrey Griffis
Chairman of the Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: BZA Application No. 17202 – First Washington Equities, LLC (the "Applicant") – Establishment of an All-day Commuter Parking Lot at 1017 4th Street, N.W.

Dear Chairman Griffis and Members of the Board:

On September 8, 2004, at a publicly-noticed meeting and with a quorum present, ANC 6C voted unanimously to support the Applicant's request to establish an all-day commuter parking lot at the above-mentioned property consisting of eight parking spaces. Variance relief from 11 DCMR Sec. 1702.7(c) is required to provide all-day commuter parking on the 1017 4th Street property.

On September 1, 2004, ANC 6C's Planning and Zoning Committee adopted a resolution in support of this BZA application noting the Applicant's inclusion of a rain garden in the proposed parking lot, the hiring of a parking lot operator to manage the lot, constructing a fence surrounding the lot, and installing appropriate lighting on the lot. These actions will contribute to the enhanced security of the entire area as well as the proposed parking lot. ANC 6C believes that the Applicant has fully satisfied the variance relief standards and that the Board should approve this application.

ANC 6C also requests that the Board waive the requirements of 11 DCMR Sec. 3115.1 and allow the filing of this report less than seven days prior to the public hearing in this case. The Applicant supports this waiver request.

Thank you for according great weight to our views.

Sincerely,

Mark Dixon
Chairperson, ANC 6C

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787

BZA
Case No. 17202
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17202
EXHIBIT NO. 28