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

8 August 2004

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

2004 AUG 12 AM 11:34

BZA Case No. 17208
Pablo Martinez

Dear Chairman Griffis:

At its regularly scheduled meeting on August 5, 2004 (notice of which was properly given, and at which a quorum of eight of eleven members was present) ANC1B voted unanimous (8-0-0) support for the special exception detailed in BZA Case No. 17208, and also unanimously (8-0-0) designated Commissioner Philip Spalding to represent the position of ANC1B before the Board. As you may remember ANC1B also supported Mr. Martinez in the previous iteration of this application in BZA Case 16987. Mr. Martinez has secured the support of his SMD Commissioner Ms. Hammonds, as well as supporting letters from numerous neighbors. In reviewing this case the Commission finds that the proposed addition satisfies all requirements of 223.2, and is within the restrictions regarding lot occupancy delineated in 223.3. The Commission also believes that should the Board require special treatment as specified in 223.4 that Mr. Martinez would comply with the wishes of the Board. The Commission finds Mr. Martinez's modification of the existing deck structure brings the addition within the scope of an allowable addition by special exception relief from the Board. As the Board knows, Mr. Martinez purchased the property at 1207 Clifton Street and then discovered the illegal status of the existing addition. Mr. Martinez has worked with his neighbors to find a solution that suits both his needs while not intruding on the rights of neighboring properties. While the compromise design remains above normally allowed limits, it is within the parameters which allow the Board to allow the addition by special exception. ANC1B encourages the Board to allow the modification of Mr. Martinez's deck as detailed in Case 17208, and asks the Board to accord great weight to our support for this exception.

BZA
Case No. 17208
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17208
EXHIBIT NO. 27

Sincerely,

Deborah R. Thomas, Chairperson

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

CC: Pablo Martinez
Councilmember Jim Graham