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

9 October 2004

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

BZA Case No. 17233
York Van Nixon IV

Dear Chairman Griffis:

At its regularly scheduled meeting on October 7, 2004 (notice of which was properly given, and at which a quorum of six of eleven members was present) ANC1B voted unanimous (6-0-0) support for the application of York Van Nixon IV for variances allowing a third floor addition to a single family row dwelling in the R-4 District at 2237 10th Street NW. The Commission noted that the dwelling is not located in the nearby Greater U Street Historic District and not subject to design review by the Office of Historic Preservation. Numerous row dwelling in square 0357 are nonconforming since the square is triangular in shape due to the bisecting Florida Avenue. The Commission questions the Office of Zoning interpretation that this property is in R-4, and cites the attached zoning map indicating that square 0357 is in R-5-B. The Commission agrees with the applicant per 3103.2 "that the relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan." The Commission agrees that variance relief from 2001.3 and 402.4 are required, and petitions the Board to grant this relief to this application. Commissioner Spalding was delegated to represent this case before the Board in a vote of (6-0-0). ANC1B supports application 17233, and asks the Board to give great weight to our endorsement.

Sincerely,

Deborah R. Thomas, Chairperson

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

CC: Councilmember Jim Graham
Cardozo Shaw Neighborhood Association

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Exhibit No. 20

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EXHIBIT NO. 20