N/ YLOR DUPONT
Advisory Neighborhood Commission 7B

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October 22, 2004

Jerrily R. Kress, Director
Office of Zoning
Government of the District of Columbia
441 4th Street, NW, Suite 210
Washington, DC 20001

Subject: ANC 7B has no opposition to BZA Application No. 17236 (2828 R Street SE)

At a regularly scheduled and well-publicized public meeting of ANC 7B on October 21, 2004, with 6 of 7 commissioners present, ANC 7B voted unanimously "no opposition" to the application of B&F LLC for a variance from the lot requirement to allow the construction of a single-family detached dwelling in the R-5-A District premises 2828 R Street SE (square 5584, Lot 118).

The issue was first presented at the ANC 7B meeting on September 16, 2004 at which the applicant, Ralph Jewell, was present to answer questions from the community. Subsequently, the issue was presented to the Randle Highlands Civic Association for review and comment, since the property is in the Randle Highlands neighborhood. The RHCA expressed no opposition to the variance application and in fact expressed approval of the proposed construction because it would rid the community of a vacant lot.

Given that there is no objection, ANC 7B does not feel it necessary to be represented at the hearing on Nov. 16th unless specifically requested by your office.

Sincerely,

Kathy Chamberlain

Kathy Chamberlain
Chair, ANC 7B

BZA
Case No. 17236
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17236
EXHIBIT NO. 23