Government of the District of Columbia

Advisory Neighborhood Commission 6C

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December 13, 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. 17268 – Jay and Patricia Adelstein (the "Applicants") - Special Exceptions from Lot Occupancy and Open Court Usage requirements at 315 Seventh Street N.E.

Dear Chairman Griffis and Members of the Board:

On December 8, 2004, at a publicly-noticed meeting and with a quorum of 5 members being present, ANC 6C voted unanimously to support the Applicants' request for special exceptions from the lot occupancy and open court usage requirements to permit the construction of a two story rear addition to the row house at 315 Seventh Street, N.E..

The construction will only extend the eastern wall of the existing residence 5 feet and 4 ¾ inches beyond the current porch. The proposed addition approximates the current lot coverage and footprint of the two adjacent neighbors immediately north of the property. The addition would also be approximately 10 feet shorter than the approximate length of the adjacent apartment building south of 315 Seventh Street, N.E.

The Applicant indicated that there were no light and air problems with the construction of the addition and presented copies of a petition signed by adjacent property owners and neighbors supporting the Application.

Sincerely yours,

Commissioner Mark Dixon
Chairman ANC 6C

BZA
Case No. 17268
Exhibit No. 21

cc: Jay and Patricia Adelstein

Board of Zoning Adjustment
District of Columbia
CASE NO. 17268
EXHIBIT NO. 21