ANC1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PO BOX 73710, WASHINGTON, DC 20056

Myla Moss, Phil Spalding, Catherine Hammonds, Deairich R. Hunter, Mike Smith, Tim Stephens, Lori Parker, Rosemary Akinmboni, Thomas K. D. Smith, Nate Matthews, Raymond Wright

10 April 2005

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

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BZA Case No. 17307
Capt. Nicholas Baker

Dear Chairman Griffis:

At its regularly scheduled meeting on April 7, 2005 (notice of which was properly given, and at which a quorum of nine of eleven members was present) ANC1B voted unanimous (9-0-0) support to this application for variances to sections 402, 403, 404, and 2001.3 triggered by the proposed addition to an existing single family row dwelling located at Square 0357 Lot 100. Captain Baker supplied the Commission with letters of support from his abutting neighbors, and additional support from a structural engineer determining that the proposed third story addition could be supported. The Commission recently supported a very similar request of the Board in BZA 17233, and we find this request to be equivalent in its impact on the Zoning Regulations and Map, and we suggest it will not tend to affect adversely the use of neighboring properties. As in Case 17233 we find that there does exist an exceptional condition related to this property creating a practical difficulty for the owner in complying with Zoning Regulations, and that the requested relief should be granted without any substantial impact on the zone plan. The Commission also voted unanimous support to SMD Commissioner Spalding's request to represent the Commission before the Board on this application. We look forward to testifying on behalf of this application, and ask the Board to give great weight to our support for this application.

Sincerely,

Deairich R. Hunter, Chairman

Philip C. Spalding, Secretary

CC: Councilmember Jim Graham
Cardozo Shaw Neighborhood Association

BZA
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Exhibit No. 26

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EXHIBIT NO. 26