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

6 June 2005

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

BZA Case No. 17336
1428 Florida Avenue NW, Lois F. Keys

Dear Chairman Griffis:

At its regularly scheduled meeting on June 2, 2005 (notice of which was properly given, and at which a quorum of eight of eleven members was present) ANC1B voted (8-0-0) support for variances from sections 403, 404, 406 and 2101.1 to allow a single story rear addition to an existing single family row dwelling in the R-5-B district at Square 202, Lot 46. Applicant was present to answer Commissioner and constituent questions, however, few were raised. It is our understanding that the abutting neighbor to Mrs. Keys west has offered no objection, and we know of no other substantive objections from neighboring owners. The extent of this addition is modest, and if the dimensions of the existing back deck is included in lot coverage calculations the new structure will comprise equivalent lot coverage. Many of our smaller non-conforming residential properties are searching for solutions to bring them up to contemporary standards, and Mrs. Keys addition of a first floor bath in this minimally sized addition appears both appropriate and warranted. We ask the Board to support this application and accord great weight to our endorsement.

Sincerely,

Deairich R. Hunter, Chairman

Philip C. Spalding, Secretary

CC: Lois F. Keys
Councilmember Jim Graham
Meridian Hill Neighborhood Association

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Exhibit No. 21

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EXHIBIT NO. 21