Government of the District of Columbia

Advisory Neighborhood Commission 6C

November 30, 2005

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Ms. Jerrily R. Kress
Director, Office of Zoning
Suite 210
441 Fourth Street N.W.
Washington, D.C. 20001

Regarding BZA Case No. 17398, 510 H Street N.E.

Dear Ms. Kress:

Advisory Neighborhood Commission 6C, at its regularly scheduled, duly noticed monthly meeting on November 9, voted on the matter of BZA Case No. 17398, an application for a variance from the floor area ratio requirements and a variance from the rear yard requirements to allow renovation and a third floor addition to an existing building for commercial use. The property is within the proposed H Street N.E. Commercial Overlay District.

At that meeting the commissioners voted 6:1 (one abstention) to maintain the overlay zone plan and not allow an exception that would set a poor precedent in this commercial corridor that is beginning to see development. There does not appear to be evidence that the applicant can demonstrate an exceptional condition or uniqueness of the property or that the applicant will experience difficulties if the variance is not granted. For these reasons ANC 6C voted to support the zoning overlay and deny the application.

Sincerely,

Mark A Dixon

Mark Dixon
Chairman, ANC 6C

Reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17398
EXHIBIT NO. 32

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