

**DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**Pre-Hearing Statement  
Of Advisory Neighborhood Commission 6C**

**Appeal No. 19207**

Appellant ANC 6C submits this pre-hearing statement as required by 11 DCMR § 3112.10.

In addition to the statements set forth in Appellant's Statement on Appeal and the documents attached to it, Appellant will rely at the hearing on a certified survey of square 835, lot 29 dated June 22, 2015 (attached as Exhibit A). Contrary to the false representations made throughout the relevant permit applications filed by the owners of 518 6<sup>th</sup> St. NE, and consistent with the assertions made in Appellant's Statement on Appeal, Exhibit A shows that the existing structure occupies well in excess of 60% of the lot.

Specifically, Exhibit A shows the depth of the original three-story rowhouse as 34.9 feet, and the depth of the later one-story rear addition as 21.0 feet. The structure occupies the full width of the lot for its combined depth of 55.9 feet, and the lot is 85.08 feet long. As a result, the percentage of lot occupancy is 55.9/85.08, or slightly above 65.7%.

As discussed in Appellant's Statement on Appeal, any proposed addition to this nonconforming structure therefore requires zoning relief. The Zoning Administrator violated the zoning regulations a) by issuing permit B1512716 and b) by not only failing, but affirmatively refusing thereafter to revoke it according to the procedures set forth in 12A DCMR § 105.6. Accordingly, we ask the Board to reverse the decision of the Zoning Administrator and order the immediate formal revocation of permit B1512716 (as well as the revocation of permit B1509391 insofar as it is modified by permit B1512716).

Respectfully submitted,



Mark Eckenwiler  
Commissioner, ANC 6C04  
(as authorized representative  
for ANC 6C)

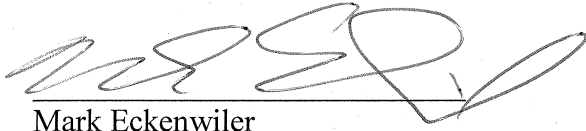
February 22, 2016

**CERTIFICATE OF SERVICE**

I hereby certify that on February 22, 2016, I served a copy of Appellant's Pre-Hearing Statement in BZA 19207 on the following persons by electronic mail:

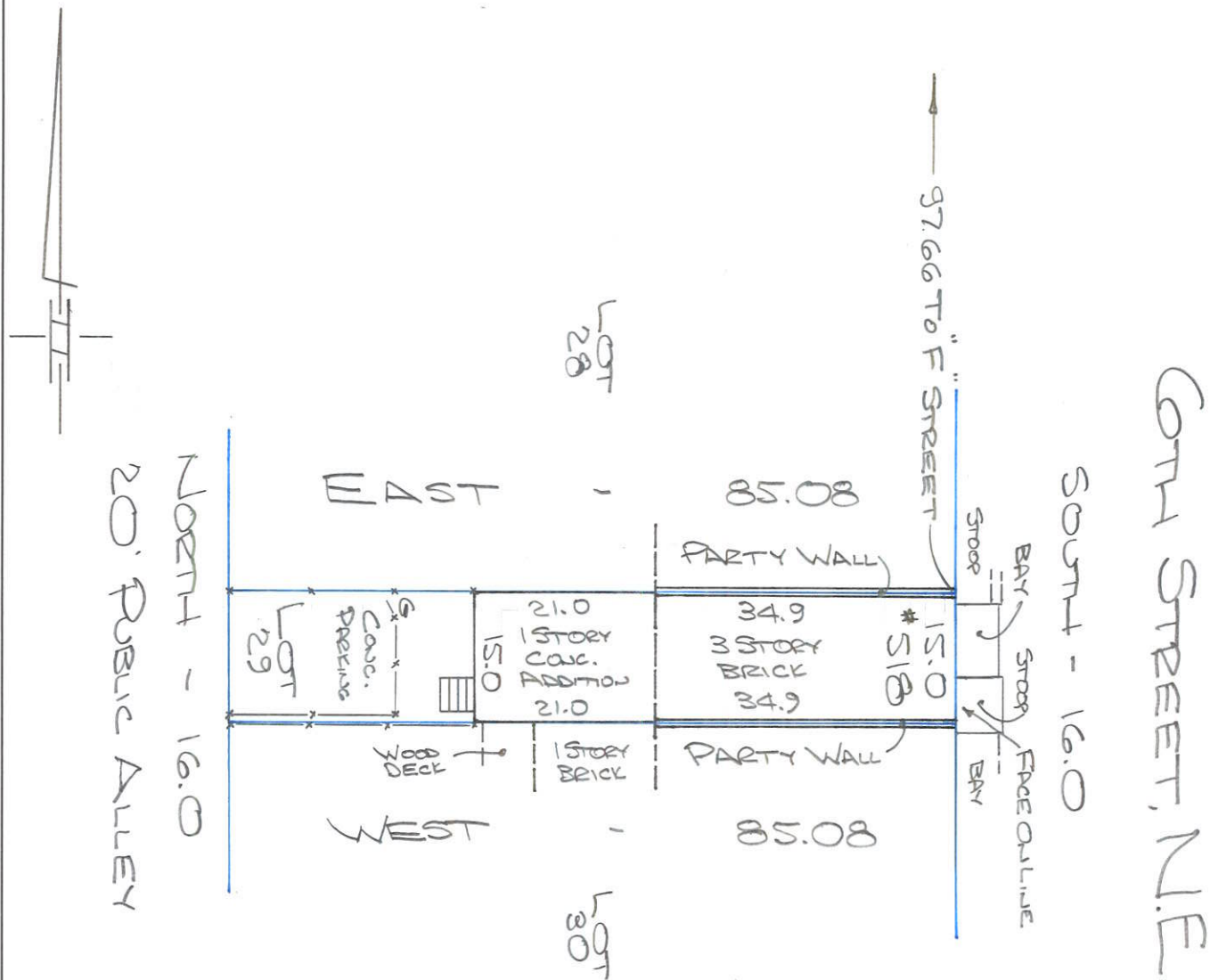
Brian Craddock  
Redux Properties LLC  
brian.craddock@reduxproperties.com

Matthew LeGrant  
Zoning Administrator  
DC Department of Consumer & Regulatory Affairs  
matthew.legrant@dc.gov



Mark Eckenwiler

# **EXHIBIT A**



10762 Rhode Island Avenue  
Beltville, MD 20705

Capitol Surveys, Inc.

Phone 301-931-1350  
Fax 301-931-1352

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction or design purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed. This survey prepared for title purposes only.

© As of current date.

**HOUSE LOCATION**  
LOT 29 SQUARE 835

**DISTRICT OF COLUMBIA**

Recorded in Liber 16 Folio 107 Scale 1" = 20'

DATE: JUNE 22, 2015

CASE: EM-15-4683

FILE: 101503

I hereby certify that the position of all the existing visible improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

EDWARD L. LOPEZ, JR.  
D.C. Licensed Land Surveyor  
No. LS900239