



Government of the District of Columbia

Advisory Neighborhood Commission 6C

February 11, 2016

Ms. Marnique Heath, Chairperson
D.C. Office of Zoning
Board of Zoning Adjustment
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: 629 L Street N.E., ZA 19211, application for a special exception not meeting the lot occupancy requirements, the court width requirements, and the nonconforming structure requirements to construct a second-story addition to an existing one-family dwelling in the R-4 District

Dear Ms. Heath:

On February 11, 2016, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 5 out of 6 commissioners and the public present, the above-mentioned item came before us.

The commissioners voted 5:0:0 to recommend opposition for this project for the following reasons:

The applicant proposes to add a two-story rear addition to a three-story row dwelling. The proposed addition has the potential for significant adverse impacts on the light, air, and privacy of the properties on either side, especially 627 L Street, which has several windows facing toward the existing narrow, nonconforming court. The applicant provided no letters of support or nonobjection from any neighbors.

The submitted plans do not bear the name and stamp of a D.C.-licensed architect nor a D.C.-licensed structural engineer, as required by law. Moreover, the addition cannot legally be constructed as depicted given that the addition's walls on the property line (east side) and on the west side (within 5 feet of the property line) are not shown to be in compliance with the fire-rating requirements of the D.C. building code.

The applicant provided a set of plans and a certification purporting to show that the plans were approved by a structural engineer. (None of these documents has been filed with the BZA to date.) Despite the use of "structural engineer" stamp, according to the official database of D.C. Engineering licenses the engineer in question—Xiaojin Zhang—is licensed in D.C. only as a civil engineer (PE10659) and does not hold a structural engineer's license.

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Thank you for giving great weight to the recommendation and concerns of ANC 6C.

On behalf of ANC 6C,



Karen Wirt
ANC 6C chair