



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: 1105 Abbey Place N.E., BZA 19222, application for a special exception not meeting minimum lot width requirements, the lot occupancy requirements, the rear yard requirements, and the nonconforming structure requirements, to enclose a rear porch for 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 support this application.

The applicant wishes to replace an existing rear one-story porch—which is slightly narrower than the lot—with a new porch of equal depth that runs the full width of the lot, along with a small (3 feet deep) deck extending from the rear. The applicant provided letters of support from several neighbors.

Because the proposal involves enclosing the open area underneath the existing porch, the rear parking area will be reduced in length below the minimum required 19 feet to approximately 16.5 feet. There likely will be a need for a variance for this reduction, and the ANC recommended support for the needed zoning relief.

Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair