



Government of the District of Columbia

Advisory Neighborhood Commission 6C

P.O. Box 77876 Washington, D.C. 20013, (202) 547-7168

September 17, 2018

Mr. Christopher L. Hill
Director
D.C. Office of Zoning
Board of Zoning Adjustment
441 Fourth Street N.W., Suite 200 S
Washington, D.C. 20001

Re: 1119 Abbey Place N.E., BZA 19840, application for special exceptions from lot occupancy requirements, rear yard requirements, nonconforming structure requirements, and minimum parking requirements to enclose a rear porch and construct a second-story rear addition to an existing dwelling unit in the RF-1 Zone

Dear Mr. Hill:

On September 12, 2018, at a regularly scheduled, duly noticed monthly meeting of ANC 6C, with a quorum of 5 out of 5 commissioners and the public present, the above-mentioned item came before us. The commissioners voted unanimously, 5:0:0, to send you this letter.

The commissioners note the inconsistencies in the drawing of the rear deck/walkway and the question of whether or not the deck/walkway qualifies as a "landing." The commissioners support the special-exception application if the BZA determines that the rear deck/walkway would not cause lot occupancy to exceed 70%. Otherwise the commissioners oppose the application on the grounds that the application does not satisfy the demanding standards for a variance to occupy in excess of 70% of the lot.

The vote included designation of ANC 6C04 Commissioner Mark Eckenwiler to represent ANC 6C in all matters pertaining to this application.

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

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair

