



Government of the District of Columbia

Advisory Neighborhood Commission 6C

January 14, 2019

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

Re: 434 4th Street N.E., BZA 19892, application for a special exception under the penthouse regulations of Subtitle C Sec. 1500.4 and under Subtitle C Sec. 1504 from the penthouse setback provisions of Subtitle C Sec. 1502.1(c)(1)(A) to construct a stair enclosure addition to an existing, attached principal dwelling unit in the RF-3 Zone

Dear Mr. Hill:

On January 9, 2019, at a regularly scheduled, duly noticed monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned application came before us.

The commissioners voted unanimously, 6:0:0, to support this application.

The applicant needs relief for two reasons: (1) Any rooftop structure in the RF zones requires a special exception; and (2) The applicant proposes to build the stair enclosure at the side property line instead of with a 1:1 setback. The commissioners agree that the application satisfies the criteria for setback relief, including the undue expense of locating the stair enclosure in the center of the building—which would require extensive interior alterations.

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

On behalf of ANC6C,

Karen Wirt
ANC 6C chair