



To: Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Nov. 3, 2025

Re: BZA 21209 (304-308 K St. NE, rear)

Dear Members of the Board,

On October 8, 2025, at a duly noticed and regularly scheduled monthly meeting with a quorum of six out of seven commissioners and the public present via videoconference, this case came before ANC 6C. The commissioners voted 6-0 to support the application.

This application seeks permission to subdivide an alley lot into three lots for residential use. Two areas of relief,

- a special exception from the requirements of subtitle U § 600.1(f) for the residential use of an alley lot, pursuant to subtitle U § 601.1(f) and subtitle X § 901.2, and
- an area variance from the requirements of subtitle C § 306.1(a), (b), and (c) for creation of a new alley record lot, pursuant to subtitle X § 1002,

pertain to all three new lots.

The need for this relief is occasioned by the 10' width of the north/south alleys running from the site to K and L Streets. Current regulations require access to a public street through an alley system 24' wide at all points, although the proposed rulemaking in ZC 25-06, which ANC 6C has voted to support, would reduce that minimum requirement to 15'. Absent such relief, this property cannot be subdivided and put to residential use.

The last two areas of relief,

- a special exception from the alley centerline setback requirements of subtitle E § 5100.1(e), pursuant to subtitle E § 5201.3 et seq. and subtitle X § 901.2 [Lot A only], and
- a special exception from the side yard requirements of subtitle E § 5100.1(d), pursuant to subtitle E § 5201.3 et seq. and subtitle X § 901.2 [Lot C only],

are judged under the familiar section E-5201 standards (adverse impact on air/light/privacy & character/scale/pattern of streetfront). ANC 6C identified no meaningful adverse impacts in

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either case.

ANC 6C accordingly recommends that the Board approve the application.

Sincerely,

A handwritten signature in blue ink that reads "Karen J. Wirt". The signature is written in a cursive, flowing style.

Karen J. Wirt
Chair, ANC 6C

cc: Toye Bello (agent for applicant)