



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

June 2, 2025

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

Re: BZA 21293 (1109 4th St. NE)

Dear Members of the Board,

On May 14, 2025, at a duly noticed and regularly scheduled monthly meeting with a quorum of seven out of seven commissioners and the public present via videoconference, this case came before ANC 6C. The commissioners voted 7-0 to support the application and to authorize Vice-Chair Mark Eckenwiler (6C04) to represent the ANC in this proceeding.

The applicant seeks after-the-fact relief for extension of a nonconforming side yard. The project was permitted, and construction substantially completed, before the realization that the initial survey incorrectly showed the original building as occupying the full width of the lot. On the contrary, owing to a quirk dating to the original construction of houses in this row, the structure encroaches two feet north into the adjacent record lot, leaving a side yard along the south lot line. (The applicant has recently acquired title to the two-foot strip on its north edge, as we have confirmed through examination of Office of Tax & Revenue records.)

In assessing the application against the familiar criteria in section 5201, the ANC believes that the rearward extension of the side yard will not have any substantial adverse impacts on the air, light, or privacy afforded any adjacent dwelling. Likewise, the extension of the side yard will not adversely affect the character, scale, and pattern of houses as viewed from 4th St.

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

Sincerely,

Mark Eckenwiler
Vice-Chair, ANC 6C

cc: Martin Sullivan (counsel for applicant)