



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

#

September 30, 2025

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

Re: BZA 21346 (1130 4th St. NE)

Dear Chairman Hill:

ANC 6C writes to state its support for this application.¹

As OP's report acknowledges, and as the application amply illustrates with photographic evidence, this property is uniquely affected by a combination of a very small rear yard and a marked downward slope from the alley at the rear lot line.

We agree with OP that although this lot has the same area and rectangular shape as other lots on this uniform block, the minimal rear yard and severe slope constitute an exceptional condition meeting the standard for a variance. We further believe, contrary to OP's suggestion, that this creates practical difficulties: the rear yard at grade is unsuitable for recreational use because the area is damp and attracts breeding mosquitos.

ANC 6C emphasizes that this property has distinct features not shared by other similarly sized properties and that variance relief should not be granted lightly. In this unusual case, however, we fell the standard is met.

Sincerely,

Karen Wirt
Chair, ANC 6C

¹ On September 10, 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 matter came before ANC 6C. The commissioners voted 7-0 to adopt the position set out in this letter.