



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

September 13, 2018

Bennett Hilley
Chair
4C06@anc.dc.gov
202-750-0481
SMD 4C06

Charlotte Nugent
Vice Chair
4C01@anc.dc.gov
857-540-0456
SMD 4C01

Ulysses E. Campbell
Treasurer
4C03@anc.dc.gov
202-792-8258
SMD 4C03

Jonah Goodman
Secretary
Parliamentarian
4C10@anc.dc.gov
732-456-6244
SMD 4C10

Maria Barry
4C02@anc.dc.gov
Cell: 202-258-5031
SMD 4C02

Michael Halpern
4C04@anc.dc.gov
202-378-8618
SMD 4C04

Zachary Teutsch
4C05@anc.dc.gov
202-599-0915
SMD 4C05

Karen W. Cooper
4C07@anc.dc.gov
202-607-1099
SMD 4C07

Timothy A. Jones
4C08@anc.dc.gov
202-722-0701
SMD 4C08

Joseph Martin
4C09@anc.dc.gov
202-309-1817

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case #19811 Application for Variance Relief

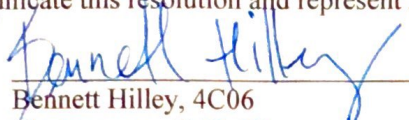
Dear Mr. Hill,

The ANC 4C Commission, at a duly noticed public meeting, with a quorum of 8 of 10 Commissioners present at its September 12, 2018, meeting, voted, with 8 Yeas, 0 Nays, and 0 Abstentions to support Columbia Heights Partners LLC application for variance relief pursuant to 11 DCMR § X-1000.1 and Subtitle E § 201.4, Case No. 19811 for 4526 13th Street, NW, Washington, DC 20011, Square 2817, Lot 0036. The requested relief is necessary to continue use of the Property as a purpose-built apartment house with 17 units in the RF-1 Zone. No changes to the footprint or massing are proposed.

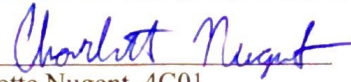
The Property is improved with a detached purpose-built apartment house constructed in 1919. The Property has a land area of 7,452.5 square feet and is located in the Petworth neighborhood. The lot is bounded by Buchanan Street NW to the north, a 15-foot public alley to the west, and 13th Street NW to the east. An unimproved narrow lot separates the Property from the nearest structure to the south. An alley network divides the square and 10 alley lots are located at the center of the square. The surrounding area is residential and mixed-use in nature and comprised primarily of single-family homes, flats, and apartment buildings.

When the Applicant acquired the Property, there were 17 residential units on the rent roll, including one unit in the cellar, but only 16 units identified on the Certificate of Occupancy. The Applicant requests the relief herein to bring this existing condition into compliance and to continue use of the 17 residential units that are rented to low-income tenants through the acceptance of Housing Choice Vouchers. Although the Property is located in the RF-1 Zone, the current use as an apartment house is considered a conforming use because the Property was constructed specifically for that use before 1958, and that use is continued to the present. The Property has 7,452.5 square feet of land area, and thus only 8 residential units would be permitted as a matter of right under E § 201.4. Therefore, the Applicant seeks area variance relief from the requirement to provide 900 square feet of lot area per residential unit to continue using 17 total units.

The Commission also voted with 8 Yeas, 0 Nays, and 0 Abstentions to appoint the Commissioner for Single Member District 4C03, or any member of the Executive Committee in their absence, to be authorized to communicate this resolution and represent ANC 4C before the Board of Zoning Adjustment related to this matter.



Bennett Hilley, 4C06
Chairperson, ANC 4C



Charlotte Nugent, 4C01
Vice Chair, ANC 4C