



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



March 6, 2014

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 18724 (819 D Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on February 25, 2014, our Commission voted 5-0-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a variance relief pursuant to § 3103.2 from the requirements for minimum lot size set forth at § 401.1, the requirements for lot size per residential unit set forth at § 401.3, and the court size requirements set forth at § 406.1.

The Commission supports granting the requested variances subject to certain conditions stated hereinafter. The ANC has found the strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant. Granting the requested relief, subject to the conditions below, will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. Our support is conditioned on the commitment of the applicant to build a maximum of twenty six (26) units in the principal structure (the former Church structure).

The ANC requests that the Board of Zoning Adjustment (BZA) set as a condition of the order that any contracts for sale or lease of the residential units restrict the number of residential parking permits to be issued to residents to no more than six and that this restriction be recorded as a covenant in the land records.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [6A04@anc.dc.gov](mailto:6A04@anc.dc.gov).

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<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@googlegroups.com](mailto:anc6a-announce@googlegroups.com), ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



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On Behalf of the Commission,

*Nicholas Alberti*

Nicholas Alberti,  
Chair, Advisory Neighborhood Commission 6A