



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



July 10, 2015

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. 19064 (1007 F Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on July 9, 2015,<sup>1</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for variances from the lot occupancy requirements under § 403.2, the rear-yard requirements under § 404, and the non-conforming structure requirements under § 2001.3 in connection with the construction of a rear deck to an existing two-story, one-family dwelling in the R-4 District.

The Commission supports granting the requested variances because strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. Specifically, the Commission recognizes the unique characteristics of the existing rear yard that justify the relief requested, including the fact that it bounds retaining walls on two sides and that, based on the existence of easements across the neighboring properties, the yard functions as part of a de facto alley. The neighboring property owners that could be contacted support the requested relief.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Hysell can be contacted at [hysell6a06@gmail.com](mailto:hysell6a06@gmail.com).

On Behalf of the Commission,

Phil Toomajian  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC 6A meetings are advertised electronically on [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc6a@yahoogroups.com](mailto:anc6a@yahoogroups.com), and [newhilleast@yahoogroups.com](mailto:newhilleast@yahoogroups.com), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.