June 10, 2016

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

Re: BZA Case No. 19300 (1121 G Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on June 9, 2016,[1] our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the Applicant's request pursuant to 11 DCMR § 3104.1, for a special exception from the use requirements under § 336, to convert a two (2) story, one (1) family dwelling into a three-(3) unit apartment house in the R-4 District and for relief from the lot occupancy requirement under § 403.2 in order to allow for the inclusion of a covered porch at the front of the building.

The Commission supports granting the requested special exception because the development meets the conditions stipulated in §§ 336.2 through 336.10. With regard to §§ 336.11, the Commission believes that the development will maintain the character of the block thanks to the developer's commitment to make best efforts to replicate the porch cover at the existing structure and extend the porch to match the new structure being built. In addition, the Commission requested and developer agreed to provide language within the condominium by-laws that requires private trash management at the rear of the property, to avoid trash issues negatively impacting the enjoyment of neighboring properties, as described in §§ 336.9.

Please be advised that Brad Greenfield 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 and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

---

[1] ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com, and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.