



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



April 19, 2006

Board of Zoning Adjustment
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case 17498 (1116 East Capitol Street, NE)

Dear Board Members,

At a regularly scheduled and properly noticed meeting on April 13, 2006, ANC 6A voted 8-0 (with 5 Commissioners required for a quorum) to support the above referenced application.

The applicant seeks a variance and special exceptions to allow a 3.5-foot deep, semicircular one-story addition to an existing rear porch and a rear parking space for an existing single-family row dwelling. The variance is required to allow an off-street parking space that is shorter than the required length. The special exceptions are required to allow a rear addition to an existing single-family row dwelling under section 223, not meeting the lot occupancy requirements (section 403), rear yard requirements (section 404), and open court requirements (section 406) in the R-4 District.

Off-street parking spaces are required to be 19 feet, but the addition would only leave 17.9 feet at the shallowest point. The existing lot occupancy is 67%, and the addition would increase lot occupancy to 68%. The existing rear yard is 21.4 feet, and the addition would decrease the rear yard from the edge of the bump-out to the rear property line to 17.9 feet. There is an existing nonconforming open court (dog leg) that is 5.5 wide feet that would be extended by the addition.

Upon review, it appears that the requested relief from the zoning requirements is minor, and would allow a small rear addition, an attractive rear yard redesign, and an additional off-street parking space.

If you have any questions about this letter, please contact Commissioner Cody Rice at (202) 544-3734.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A