



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



March 20, 2013

Mr. Clifford Moy
Secretary, Board of Zoning Adjustment
Office of Zoning
441 Fourth Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case 18527 (1116 K Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on March 14, 2013, our Commission voted 7-0-0 (with five Commissioners required for a quorum) to support the applicant's request for the following:

- 1) special exception pursuant to Section 2516.1 to permit two principal buildings on a single lot of record in the R-4 residential zone district;
- 2) variance from the nonconforming provisions under subsection 2001.3;
- 3) variance from the rear yard requirements under Section 404.1; and
- 4) variance from the off-street parking requirements under subsection 2101.1.

The applicant is seeking zoning relief to allow the renovation of a vacant building on the applicant's property that had been previously zoned for commercial use (and had operated as a grocery store in the early 1900s). The Commission supports the project as either two properties, each on its own record lot, or as two principal properties on a single record lot. The Commission favors a wide latitude in this case because of the desirability of returning the property to productive use, the difficulties of alternate uses, and the problem caused by the lot(s).

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and the NewHillEast yahoogroups, on our website at www.ANC6A.org, and through print advertisements in the *Hill Rag*.

The Commission supports the special exception request because the proposed project will not unduly impact the light, air, or privacy of adjacent properties, and will not intrude upon the character, scale and pattern of houses along the street frontage.

The Commission supports the variance requests because applicant demonstrated that three variances meets the test criteria described in the Zoning Regulations. The physical characteristics of the property create a financial hardship for the owner in using the property consistent with the Zoning Regulations. Due to the configuration of the lot, available street space for parking, and design of existing structure, the three variances are necessary to allow renovation of the property.

The Commission notes that the owners of adjacent properties at 1114 K St and 1118 K Street have expressed support for the proposed renovation.

Please be advised that David Holmes and Drew Ronneberg are authorized to act on behalf of ANC 6A in this matter. Dr. Ronneberg can be reached at 202.431-4305 or at Ronneberg6A02@gmail.com.

On behalf of the Commission,

A handwritten signature in black ink that reads "David Holmes". The signature is written in a cursive, flowing style.

David Holmes,
Chair