



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



December 9, 2009

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

RE: BZA Case 18010 (1212 Wylie St. NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on November 12, 2009, our Commission voted 7-0-0 (with 4 Commissioners required for a quorum) to support the request for a variance from Section 2001.3(a)(b) (lot occupancy requirements of non-conforming structures and requirements to not expand non-conformities), Section 404.1 (rear yard requirements in residential zones) and 406.1 (court requirements in residential zones) in the above referenced application.

The Commission supports the applicant's request for zoning relief because:

- The owner is not increasing the footprint of the structure, and thus the second floor addition will have not have an adverse impact on the air and light of the neighboring properties.
- The 825 square feet lot size is extremely small and imposes hardship on the applicant to construct a modest addition to the structure.
- Approximately 50% of similarly situated properties on this street have rear additions. One of the adjacent neighbors has a 2-story rear addition, while the other neighbor has a one-story rear addition.
- Both adjacent neighbors have signed letters of support for zoning relief.

Due to the lot's exceptional shallowness and small size, this places exceptional practical difficulties on the applicant and the granting of zoning relief does not represent a substantial detriment to the public good or the intent, purpose and integrity of the zoning map. Accordingly, our Commission supports this BZA application.

Please be advised that Terres (Drew) Ronneberg and Dan Golden are authorized to act on behalf of ANC 6A for the purposed of this case. Dr. Ronneberg can be reached at ronneberg6a02@gmail.com or (202) 431-4305.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A