



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



January 19, 2006

Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington DC 20001

Re: BZA Case 17570 (122 15th St NE)

At a regularly scheduled and properly noticed meeting on January 11, 2007, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the above referenced application with conditions.

The property at 112 15th St NE is located in an R-4 zone so all commercial uses are non-conforming. The applicant is seeking a variance from Section 330.5 of the DC Zoning Regulations to permit conversion of the basement from a beauty salon to general office use.

We support the use variance because 1) the is unsuitable for residential use because small floor area and low ceilings and 2) the residential character of the neighborhood will be impacted less by the proposed general office use than the use as a beauty salon. Our Commission supports the application for a variance from Section 330.5 of the DC Zoning Regulations subject to the following seven conditions outlined in the owner's BZA application and two additional conditions proposed by the ANC. The conditions proposed by the applicant include:

1. There will be no display other than a small sign limited to 288 square inches.
2. There will be no structural alterations and no significant modification to the exterior
3. Normal hours of operation will not begin before 8:00 a.m. nor extend past 8:00 p.m.
4. There will be no more than three employees on the premises at any time.
5. Clients/visitors will be limited to 6 at any one time.
6. The proposed use will not adversely affect the present character or future development of the surrounding area (300 feet in all directions.)
7. The proposed use will not create any deleterious external effects including, but not limited to noise, traffic, parking and loading considerations, illumination, vibration, odor, design, and siting effects.

In addition, we believe that the following two conditions should be applied to the use variance in order insure that the property does not negatively impact the residential character of the surrounding neighborhood: (1) the proposed use will not include a drug treatment center and (2) the number of customer visits is limited to 16 per day. Multiple persons being served as a single party to one transaction would constitute one customer visit.

On behalf of the Commission

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A