



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



January 20, 2011

Mr Clifford Moy
Secretary, Board of Zoning Adjustment
Office of Zoning
441 4th Street NW, Suite 200S
Washington, DC
20001

Re BZA #18161 (1245 G Street, NE)

Dear Mr. Moy:

At a regularly scheduled and properly noticed meeting on January 13, 2011, our Commission voted 7-0-1 (with five required for a quorum) to oppose the request for a variance from the nonconforming structure provisions of section 2001.3 to allow the rebuilding of an existing nonconforming garage and the addition of a new sunroom and deck atop the garage.

The property is a three-story single family dwelling with an attached garage. As currently constructed, the garage exceeds the permissible lot occupancy for the property. The Commission opposes the request because the applicant has failed to meet the standards for a variance. It is not subject to an extraordinary or exceptional situation or condition, there is no showing that failure to grant the variance would result in peculiar and exceptional practical difficulties or exceptional and undue hardship, or that granting the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose, and integrity of the zone plan.

The Commission had hoped that the applicant would present a coherent and comprehensive case for the variance when requesting a second appearance before its Zoning committee or by appearing before the full Commission. Neither happened.

Be advised that Commissioner David Holmes and Dan Golden, member of the Economic Development and Zoning Committee, are authorized to act on behalf of ANC 6A in this matter. Commissioner Holmes can be reached at holmes6a3@gmail.com or 202-251-7079.

On behalf of the Commission,

David Holmes
Chair