

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



September 9, 2011

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

Re: BZA Case 18254 (1303 Linden Court NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on September 8, 2011, our eight member Commission voted 7-0 (with 5 Commissioners required for a quorum) to oppose the applicant's request for:

- 1) a variance from §2507.2 to permit the erection of a single family dwelling abutting an alley less than thirty feet in width;
- 2) a variance from §§403.2 and 772.1 to permit the erection of a single family dwelling detached structure that does not comply with maximum lot occupancy requirements in R-4 and C-2-A;
- 3) a variance from §§404.1 and 774.1 to permit the erection of a single family dwelling detached structure that does not comply with minimum rear yard requirements in R-4 and C-2-A;
- 4) a variance from §§405.1 and 775.2 to permit erection of a single family dwelling detached structure that does not comply with minimum side yard requirements in R-4 and C-2-A;
- 5) a variance from §2514.1(d) to allow the required floor/area ratio (FAR) to be exceeded for a single family dwelling detached structure located on a lot divided by a zone district boundary line; and
- 6) a special exception pursuant to §2514.2 to allow a transfer of density from the less restrictive use zone to the more restrictive zone district.

The Commission believes that the requested variances do not meet the standard for zoning relief set forth at §3103.2. The property owner has identified no physical characteristics of the property that make it difficult for the property to be used in compliance with the zoning regulations. As indicated in the property owner's application for zoning relief, the property has been in use as a private garage since 1947 and that use may continue consistent with the zoning regulations. In addition, granting the requested variances would represent a substantial detriment to the public good and be inconsistent with the general intent and purpose of the zoning regulations and map. Specifically, the Commission finds that the proposed development of the property would infringe substantially on the light and privacy of neighboring properties and opposes the requested special exception.

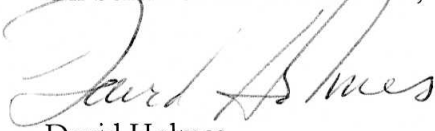
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<sup>1</sup> Our meetings are announced on ANC6A-announce@yahoogroups.com, ANC-6A@yahoogroups.com, the 6A website at www.ANC6A.org, and through advertisements in the *Hill Rag*.

Finally, our ANC has just learned that the applicant has significantly reduced the massing of the proposed structure. The earliest we can consider the revised plans is at the September 21<sup>st</sup> meeting of ANC 6A's Economic Development and Zoning Committee and the October 13<sup>th</sup> ANC meeting. We request that the Zoning Commission leave the record open until October 15<sup>th</sup> to accept a supplemental ANC letter based on the applicant's revised plans.

Please be advised that Drew Ronneberg and David Holmes are authorized to act on behalf of ANC 6A for the purposes of this case. Commissioner Ronneberg can be reached by phone at 202-431-4305 or by email at [ronneberg6a02@gmail.com](mailto:ronneberg6a02@gmail.com).

On behalf of the Commission,

A handwritten signature in cursive script that reads "David Holmes".

David Holmes  
Chair