



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



April 15, 2009

Via fax

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St NW, Suite 210
Washington, DC 20001

Re: BZA 17917 (1452 D Street, NE)

Dear Board Members,

At a regularly scheduled and properly noticed meeting on April 9, 2009, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to support the above referenced application for a variance from the use provisions under subsection 330.5, allowing office, service and retail uses (as permitted in the C-1 District) in an existing building in the R-4 District.

With specific opposition to the following uses:

Bar; Cocktail lounge; Self service laundry; Bank/financial institution; Parking lot; Gas station; Rooming house; Off premises alcoholic beverage sale;

And under these conditions:

Maximum of three employees on site at any time; trash pickup at least weekly; trash receptacles stored on private property; outdoor lighting confined to the site; metal works on windows should be of residential character (replace metal mesh on the windows).

The applicant and his representative met with our Economic Development and Zoning Committee on March 18, 2009 to discuss the potential impact of the requested variance on the surrounding residential neighborhood. The specific incompatible uses were identified based on the input of the Commissioner representing the area and discussion at the committee meeting. The specific conditions were identified based on previous zoning relief granted to this same property and discussion at the committee meeting. The lack of a specific proposed use associated with the variance is unusual and made it difficult for the committee to evaluate of the potential impact on the residential neighborhood.

Please be advised that Commissioner Mary Beatty or any officer of the Commission is authorized to act on behalf of ANC 6A for the purposes of this case.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc: Arthur Jackson, Office of Planning