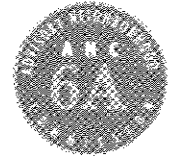


District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



October 14, 2008

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

RE: ANC 6A Supports Special Exception and Opposes Variance for BZA Case 17835 (225 9th St., NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed public meeting on October 9, 2008, our Commission voted 6-0 (with 4 Commissioners required for a quorum) to support the request for special exception from Section 223 (lot occupancy requirements in an R-4 zone) in the above referenced application. We support the applicant's request for 70% lot occupancy.

Our Commission, however, voted to oppose the variance with respect to rear yard setback requirements (Subsection 2300.4). The lot shows no "exceptional narrowness, shallowness, or shape or exceptional topographic condition", nor do the practical difficulties work an unusual hardship on the property owner. ANC 6A is willing to support the petitioner's request if the garage's east wall is brought westwards to conform to the common line of the fences and garages of the west side of the alley. This will not affect the lot occupancy.

The applicant met with the ANC 6A's Economic Development and Zoning Committee on September 17, 2008 and addressed questions about the addition's impact on the light, air and privacy of the neighboring properties.

Please be advised that Dr. Terres (Drew) Ronneberg, Ms. Barbara Halleck, Mr. Dan Golden and Commissioner David Holmes are authorized to act on behalf of ANC 6A for the purposes 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

cc: Arthur Jackson, Office of Planning