



**District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013**



November 9, 2012

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

Re: BZA Case No. 18451 (409 15th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on November 8, 2012, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to conditionally support the applicant's request for a variance under §3103.2 to permit a commercial use (a deli) in a residential (R-5-B) zone.

Our commission finds that:

1. There are unusual circumstances associated with the property. The property was historically used for commercial purposes and DCRA previously erred in issuing a certificate of occupancy for a deli in a residential zone.
2. The applicant has demonstrated hardship because the building cannot be used for residential purposes.
3. The public good will not be infringed if the conditions outlined below are included as part of the zoning order. The ANC's support of this request for variance is predicated on Mr. Alexander Cho's (the lessee) statements to us that he will accept the following enumerated conditions:
 - a. The hours which retail sales will be permitted will be between 11 am and 9 pm. This purpose of this condition is to prevent students of the nearby schools from congregating at the deli before classes.
 - b. The front and side of the building will be well lit.
 - c. Security cameras will be used to monitor the front and side of the building.
 - d. The variance will be valid for five years from the date of the zoning order.

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoo.com list, the ANC6A email group (not run by the ANC), the NewHillEast email group, through print advertisements in the *Hill Rag*, and on our website, ANC6A.org.

Please be advised that David Holmes and Drew Ronneberg 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.

On behalf of the Commission,

A handwritten signature in black ink that reads "David Holmes". The signature is written in a cursive, flowing style.

David Holmes
Chair