



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



March 14, 2014

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

Re: BZA Case No. 18755 (504 12th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on March 13, 2014, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception from § 223 (not meeting the lot occupancy requirement in an R-4 zone) and a variance from § 406.1 (minimum width of open court) in the above referenced application.

The Commission supports granting the requested special exception because the proposed addition to the rear of the structure will not unduly affect the light and air available to neighboring properties nor unduly compromise their privacy of use and enjoyment. The Commission supports granting the requested variance because strict application of the open court width requirement would result in peculiar and exceptional practical difficulties and hardship to the applicant. Furthermore, granting the requested variance will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.