



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



February 16, 2006

Board of Zoning Adjustment  
441 4th St, NW, Suite 210  
Washington, DC 20001

Re: BZA Case 17435 (702-706 17<sup>th</sup> Street, NE)

Dear Board Members,

At a regularly scheduled and properly noticed meeting on February 9, 2006, our Commission voted 7-0-0 (with 4 Commissioners required for a quorum) to support the above referenced application with conditions.

The applicant seeks a variance pursuant to 11 DCMR §3103.2 from the use provisions of the R-4 residential district to allow a commercial trash hauling and construction company with an outdoor yard for truck parking. This same property has been the subject of past applications for special exceptions to allow a parking lot use.

The applicant is currently operating a trash hauling and construction business from this leased property. The property is surrounded by a chain link fence with screening slats. There are four banner signs advertising the business on the fence. There is a trailer for the office and a tool shed. The applicant parks a pick-up truck, a 6-wheel dump truck, a roll-off truck, and a Bobcat on the property. The property has been graded with gravel. The applicant maintains that no trash or debris is brought to the site, although barrels used for collection are stored on the site. The site is accessed from the alley.

The site is in a boundary area that faces commercial uses (mainly parking lots) on two sides and residential uses on two sides (the back of a dwelling and a rear yard). Given the width, depth, and configuration of the property, it would be difficult to build a conforming residential use on the site. This would appear to be mainly a result of an ill-advised subdivision of the adjoining residential lots at some point in the past. Given the lack of permanent construction associated with the proposed use that might eliminate the possibility of a more appropriate use in the future, the ANC supports the application subject to conditions that would limit the potential for spillover effects on the nearby residential properties.

The ANC would support the granting of a variance subject to the following conditions: 1) Approval shall be for a period of five years; 2) The hours of operation shall be between 7 a.m. and 6 p.m., Monday through Saturday; 3) All parts of the lot shall be kept free of refuse and debris; 4) Landscaping shall be provided and shall be maintained in a healthy growing condition and in a neat and orderly appearance; 5) The site shall be secured after 6 p.m.; 6) A seven-foot high fence and evergreen screening shall be provided along the entire periphery of the site; and 7) The lighting of the site shall be so arranged that all direct light is confined to the surface of the site.

Respectfully yours,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A