



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



October 19, 2010

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

RE: BZA Case 18122 (815 – 817 A St NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on October 14, 2010, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the request for variance from the lot area requirements under subsection 401.3 to allow the conversion of a flat (two-family dwelling) to a three-unit apartment building in the R-4 District in the above referenced application subject to the condition that a deck shall not be constructed on roof of the rear garage. This condition was requested by an abutting neighbor and we understand that the property owner, Mr. Carr, has agreed to its inclusion in a BZA order.

The property at issue is a three-story structure with a total lot area of 2,312 square feet. The owner plans to convert the first floor and basement into an apartment for his family and to maintain separate apartments for rent on the second and third floors. The first floor of the structure has an entrance separate and apart from the entrance to the second and third floor apartments. On October 23, 1991, the Board of Zoning Adjustment approved the relief sought here, but the variance expired before the work could be undertaken. The Commission supports the request for a variance because, given the unique structure of the building, the strict application of the lot area requirements would result in peculiar and exceptional practical difficulties to and undue hardship upon the property owner.

Please be advised that Commissioner David Holmes and Dan Golden, member of the Economic Development and Zoning Committee are authorized to act on behalf of ANC 6A for the purposed of this case. Commissioner Holmes can be reached at holmes6a3@gmail.com or (202) 251-7079.

On behalf of the Commission,

Kelvin J. Robinson
Chair, Advisory Neighborhood Commission 6A