



District of Columbia Government
Advisory Neighborhood Commission 6A
PO Box 15020
Washington, DC 20003



December 11, 2021

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. 20651 (628 9th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on December 9, 2021, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to support the request for the owners of 628 9th Street, NE. Specifically, the applicant requests a special exception zoning relief pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the rear yard requirements of Subtitle E § 306.1, and an area variance pursuant to Subtitle X § 1002 from the lot occupancy requirements of Subtitle E § 304.1, to construct a 2-story rear deck on the rear of their existing single-family rowhome in the RF-1 Zone, on condition that the lot occupancy be the modest amount contained in the proposed project (80% lot occupancy).

The design has taken measures to ensure that the modification does not negatively impact the privacy of neighbors, or their light and air. The owner has proven that the special exception criteria have been met through submission of architectural elevations and letters of support from neighbors. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood. The applicant has demonstrated that there are special considerations and hardships that warrant the granting of a variance. The neighborhood in question has houses with extremely small yards, making common property uses violate existing lot occupancy regulations. The property has an existing deck that is in a dilapidated condition, and just bringing it up to building code would require an increase in lot occupancy above 70%. Because of these conditions, our ANC believes that a lot variance is warranted under these unusual circumstances.

¹ ANC 6A meetings are advertised electronically on, anc-6a@googlegroups.com, and newhilleast@groups.io, at www.anc6a.org, on Twitter (@ANC6A) and through print advertisements in the Hill Rag.

Thank you for giving great weight to the recommendations of ANC 6A. Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A04@anc.dc.gov or Mr. Greenfield at brad.greenfield@gmail.com.

On Behalf of the Commission,

A handwritten signature in cursive script that reads "Amber K. Gove".

Amber Gove
Chair, Advisory Neighborhood Commission 6A