April 11, 2019

Mr. Frederick Hill, Chairperson
D.C. Office of Zoning
Board of Zoning Adjustment
4341 Fourth Street N.W., Suite 200 S
Washington, D.C. 20001

Re: 639 Lexington Place N.E., BZA 19995, application to construct a rear addition to an existing attached principal dwelling unit in the RF-1 Zone

Dear Mr. Hill:

On April 10, 2019, at a regularly scheduled, duly noticed, monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned item came before us. The commissioners voted unanimously, 6:0:0, to support this application.

The applicant seeks special exceptions from the lot occupancy requirements and the rear yard requirements to construct a rear addition (covered sleeping porch). The neighbor at 641 Lexington Place submitted a letter of support.

Although the addition would extend more than 10 feet past the rear wall of 637 Lexington Place, there do not appear to be significant air/light/privacy impacts. First, the applicant proposes to enclose the side of the porch adjacent to 637, limiting privacy impacts. Second, the applicant seeks to set back the second story of the addition, with the result that light impacts (as shown in a detailed sun study) would be minimal.

Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair