September 14, 2019

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

Re: 224 C Street N.E., BZA 20092, special exceptions from lot occupancy requirements and from nonconforming structure requirements to construct a one-story rear addition to an existing accessory structure (garage), extending it to the rear yard, in the RA-7 zone

Dear Mr. Hill:

On September 11, 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 oppose this application. The property is zoned RA-7 (residential), but it is owned and used by the principals of a Virginia-based direct-mail marketing firm as an event space. Numerous neighbors in attendance at ANC 6C meetings have complained about adverse impacts from the commercial use of this property, which is out of sync in a residential neighborhood, as well as parking problems during events and trucks that provide event catering services blocking nearby streets and a rear alley.

The commissioners took the position that enlarging the garage to include additional meeting space constitutes an improper expansion of a nonconforming use in violation of 11-C DCMR Sec. 204.

Part of the vote designates ANC 6C02 Commissioner Karen Wirt to represent ANC 6C at the hearing for this application.

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

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair