

18 344



Government of the District of Columbia

Advisory Neighborhood Commission 6C

April 17, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 APR 17 AM 11:01

Ms. Meredith Moldenhauer, Chairperson
D.C. Office of Zoning
Board of Zoning Adjustments
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: 33 New York Avenue N.E., BZA Case # 18344, application of JVG/ New York Avenue Hotel, LLC, pursuant to 11 DCMR Secs. 3104.1 and 31-3.2 for a variance from the parking requirements under section 2101.1 and a special exception from the roof structure requirements under Secs 411 and 770.6 to permit the development of a hotel in the C-3-C District at 33 New York Avenue N.E. (Square 671, Lot 27)

Dear Ms. Moldenhauer:

On April 11, 2012, at a duly noticed, regularly scheduled, monthly meeting of ANC 6C, with a quorum of 6 out of 9 commissioners and the public present, the above-mentioned matter came before us.

The applicant requests a reduction in the number of parking spaces required. The regulations require 52 spaces; the applicant seeks to provide 39 spaces (including 1 tandem space and 19 vault space) owing to the peculiar geometric space of the trapezoidal lot. All parking will be provided by valet parking, as it is at the other nearby hotels. The applicant claims that no nearby residential parking area would be adversely affected by guests who park on the street.

The applicant also requests relief for the roof structure. Most of the roof structure would comply, except one small area adjacent to the court on N Street, which cannot be set back because of the building core (elevator overruns and other elements).

The regulations also require enclosing rooftop walls to be of uniform height. The applicant proposes instead to construct walls of varying heights corresponding to the setbacks, resulting in lower roof walls where possible.

The commissioners voted unanimously, 6:0:0, to support the requests of this applicant.

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

On behalf of ANC 6C,

Karen J. Wirt

Karen Wirt, ANC 6C chair

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18344

EXHIBIT NO.

24

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013, (202) 547-7168

Board of Zoning Adjustment
District of Columbia
CASE NO. 18344
EXHIBIT NO. 24