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Government of the District of Columbia

Advisory Neighborhood Commission 6C

April 25, 2012

Mr. Lloyd Jordan, Chairman
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

Dear Mr. Jordan:

This letter supersedes the April 17, 2012 letter which contained an error in the second paragraph.

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 54 spaces. The applicant is providing no parking due to the shape and size of the 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

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. 25

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