



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

ANC 6E01: Alexander M. Padro, *Vice Chair*
ANC 6E02: Kevin L. Chapple, *Treasurer*
ANC 6E03: Frank S. Wiggins
ANC 6E04: Rachelle P. Nigro
ANC 6E05: Marge Maceda, *Chair*
ANC 6E06: Antonio D. Barnes, *Secretary*
ANC 6E07: Alfreda S. Judd

PO Box 26182, LeDroit Park Station
Washington, DC 20001

October 9, 2015

MARNIQUE Y HEATH
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Heath:

Regarding BZA Case No. 19103, Application of TPC 5th & I Partners LLC, 901 5th Street, NW (Square 516, Lot 59):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, September 1, 2015 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (4 in favor, 1 opposed, and 2 abstentions) to oppose the zoning relief requested by Peebles Corporation for the proposed hotel at 5th & I Streets, NW based on the Applicant's failure to meet the parking requirement, and that said opposition be communicated in writing to the Board of Zoning Adjustment (BZA) of the District of Columbia.

In considering this case, and as a result of questioning of the applicant's representatives present at said meeting, the Commission determined the following:

- 1) The block in question is located in Single Member District 6E05.
- 2) TPC 5th & I Partners LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, has applied for variances from rear yard requirements under §774, closed court requirements under §776, minimum parking requirements under §2101.1, and parking access requirements under § 2117, and a special exception from the roof structure requirements under §770.6(b) and §411.3, pursuant to §411.11, to construct a mixed-use building containing

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a hotel and apartment house in the DD/C-2-C/MVT District at premises 901 5th Street, N.W. (Square 516, Lot 59).

- 3) The Applicant proposes only 86 parking spaces, a reduction of 41 parking spaces from the required 127 spaces.
- 4) The Applicant proposes hotel, ballroom, and residential uses that will generate additional parking burdens in an area has a demonstrated parking deficit. The Applicant did not propose the use of any offsite parking to offset the lack of sufficient parking on site for the proposed uses.
- 5) The Commission believes that the parking relief sought cannot be granted without adverse impacts and opposes the granting of the requested relief.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Board of Zoning Adjustment accord ANC 6E's recommendation the Great Weight provided for in the ANC statute and deny this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', with a stylized flourish at the end.

Alexander M. Padro
Vice Chair
ANC 6E