



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

January 5, 2016

Board of Zoning Adjustment
of the District of Columbia
441 4th St. NW
Suite 200S
Washington, DC 20001

Re: BZA 19159 (650 F St. NE)

Dear Members of the Board,

On December 9, 2015, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the Commission voted 5:0:0 to support the revised application in BZA 19159 (650 F St. NE).

The original application sought permission to construct a third story atop the existing two-story dwelling, as well as a rooftop deck extending to cover the entirety of the new third story. The section of the new third story closest to F St. was also proposed to have a deep (24") overhang at the front and side (western elevation).

As a result of extensive discussions with ANC 6C's Planning, Zoning, and Economic Development Committee, the applicant prepared a series of revised plans seeking to moderate the visual impact of the proposal consistent with the requirement of new 11 DCMR § 400.23(a)(5) that such special exception applications "not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage."

The revised proposal presented to and supported by ANC 6C made the following modifications to the original application:

- The front and rear sections of the new third story are 9" lower than before.
- There is to be no roof deck atop the front section of the third story.
- The south façade of the third story (*i.e.*, facing F St.) is pushed back 2'.
- The roof overhang on the front section of the third story is reduced from 24" to 6".
- The center section of the third story (with its associated rooftop deck) is also pushed back 2' from F St.
- The front chimney (nearest F St.) is to remain at its present height.

Board of Zoning Adjustment
District of Columbia
CASE NO.19159
EXHIBIT NO.36

- Railings/enclosure along south boundary of roof deck are to be constructed of glass to reduce visual impact.
- Glass deck enclosure and south-facing windows on addition are to have anti-glare coating.

The applicant also prepared a detailed series of sun/shade studies and sightline studies depicting the effect of the proposal as revised, as mandated by section 400.23(c).

In light of these revisions, ANC 6C concluded that the applicant has satisfied the stringent requirements of new section 400.23 and voted accordingly to support. Although the proposed addition will be visible from the opposite sidewalk on F St., ANC 6C believes that the revised application does not “substantially visually intrude” in the manner prohibited by the regulation. ANC 6C commends the applicant for responding to the initial concerns expressed and for promptly supplying detailed, professional supplemental materials to illustrate the changes to the application.

The Commission also voted to authorize 6C04 Commissioner Mark Eckenwiler to represent ANC 6C before the Board in this matter.

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

Sincerely,



Karen Wirt
Chair, ANC 6C