



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

January 18, 2016

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Ms. Marnique Heath
Chairperson, Board of Zoning Adjustment

VIA E-MAIL: bzsubmissions@dc.gov

OFFICERS

Chairperson
Andy Litsky
Vice Chairperson
Rachel Reilly Carroll
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

**RE: Requested Variances and Special Exceptions for BZA Case 19175, Square 695W,
Lot 21 (Street Address: 2 Eye Street SE)**

Dear Chairperson Heath and Members of the Board of Zoning Adjustment:

At a regularly scheduled and properly noticed public meeting on January 11, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 4-0-1 in support of Crescent Communities LLC and RCP Development Company's ("the Developer's") application for two zoning variances and two special exceptions. These relate to side yard requirements, loading requirements, rear yard requirements, and roof structure requirements.

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

Side Yard

ANC 6D supports relief from the side yard requirement on the western side of the proposed building as the side yard requirement would result in an abnormally large set back from South Capitol Street given that the western nine feet of the property are subject to an easement that prohibits the construction of any buildings within the easement area.

Loading Berth

ANC 6D supports relief from the requirement to provide a 55-foot loading berth in a project that includes more than 50 residential units. ANC 6D supports the Developer's plan to provide two 30-foot loading berths, rather than the single 55-foot loading berth.

Rear Yard

ANC 6D supports the Developer's special exception relief from the requirements for a rear yard of 2 ½ inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 12 feet. ANC 6D supports the Developer's plans for an irregularly shaped closed court along the rear of the building and along the eastern edge of the building.

Roof Structure

ANC 6D supports the Developer's special exception relief from the requirements that the roof structure be a single roof structure and be of singular height. ANC 6D supports the Developer's proposal to provide mechanical penthouses for the elevator overrun and separate stair access roof structures of different heights and believes that the requested relief will not adversely affect the use of neighboring properties.



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Residential Parking Permit Petition

The Developer agrees not to petition DDOT to make any block adjacent to the building eligible for Residential Parking Permits ("RPP"), and to place information in all leases stating that tenants are not eligible for RPP. Inclusion of this commitment in the BZA's decision is a condition of ANC 6D's support for the variances and special exceptions.

After Hours Construction

ANC 6D opposes after-hours construction and construction-related activities on sites close to residences in accordance with DCMR 12A Section 105.1.3. Given the proximity of 2 Eye St. SE to another residential building, ANC 6D requests that if the Developer applies for an after-hours permit, the Developer also inform the Commission of the request, rationale, and terms so that the neighborhood can understand the application and provide feedback to DCRA and DDOT as appropriate. In addition, ANC 6D requests that the Developer send an electronic copy of any issued after-hours permit to the Commission and the 6D07 Commissioner at least 24 hours before the commencement of after-hours work. Inclusion of this commitment in the BZA's decision is a condition of ANC 6D's support for the variances and special exceptions.

Construction Management Plan

ANC 6D asks that the Developer provide an electronic copy of its construction management plans to the Commission once they are available.

Pet Waste Management

Given the increasing density of the neighborhood, limited green space, and growing number of dog-friendly residences, ANC 6D requests that if the Developer plans to allow dogs to live at 2 Eye St. SE, the Developer must provide 1) bags for residents to use for pet waste collection and 2) a receptacle for bagged pet waste near one of the building's entrances. Inclusion of this commitment in the BZA's decision is a condition of ANC 6D's support for the variances and special exceptions.

Affordable Housing

ANC 6D recognizes that the Developer is not required to develop affordable housing units at 2 Eye St. SE. ANC 6D appreciates the Developer's willingness nonetheless to support the preservation and development of affordable housing in the District through its generous commitment to donate \$25,000 to an organization which has a track record of supporting the development of and/or access to affordable housing in the District. Examples of such organizations include City First Enterprises, Habitat for Humanity of Washington, DC, LISC DC, and Manna Inc. ANC 6D further appreciates the Developer's commitment to ask the recipient organization to use the funds for activities in ANC 6D or with ANC 6D residents to the greatest extent possible.

Should you have any questions, please let me know.

Sincerely,

Andy Litsky
Chair, ANC 6D

Cc: Paul Tummonds, PTummonds@goulstonstorrs.com
Commissioner Meredith Fascett, 6D07@anc.dc.gov