



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



May 13, 2016

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 19250 (920-922 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on May 12, 2016,¹ our Commission voted 8-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for special exceptions by 920 H LLC, pursuant to 11 DCMR § 3103.2, for variances from the lot occupancy requirements under § 1324.4, the off-street parking requirements under § 2101.1, and the parking space size requirements under § 2115.1, to allow the construction of a mixed-use building with a restaurant and nine residential units in the HS-R/C-2-A District at 920-922 H Street NE (Square 933, Lots 57 and 803).

The Commission believes that the location and size of the proposed development create an extreme burden to meet the off-street parking size and space requirement. The special exception for lot occupancy is warranted since the lot occupancy will be decreased with the development from its current state. The Commission is concerned about the applicant's use of the FAR bonus for facade preservation. We believe that this bonus should only be allowed if the developer preserves the majority of the facade (in our opinion, 90% of the existing facade should be preserved), and this design falls short of that threshold amount. Despite this concern, the Commission believes that the design preserves as much of the facade as is practicable, given the change in use and the nature of the existing facade.

The Commission believes the development will not unduly diminish neighboring properties or result in additional parking in the neighborhood, and supports granting the requested special exception with the following restrictions: continuation of exterior façade materials along the side of the building; residential parking restrictions; the developer provide a transit subsidy to building residents; and seek alternative parking options for residents.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com, and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.

Board of Zoning Adjustment
District of Columbia
CASE NO.19250
EXHIBIT NO.27