



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

ANC 6E01: Alexander M. Padro, *Chair*
ANC 6E02: Anthony Brown, *Secretary*
ANC 6E03: Frank S. Wiggins, *Vice Chair*
ANC 6E04: David E. Jaffe
ANC 6E05: Alexander T. Marriott, *Treasurer*
ANC 6E06: Alvin O. Judd, Sr.
ANC 6E07: Kevin M. Rogers

PO Box 26182, LeDroit Park Station
Washington, DC 20001

November 27, 2017

FREDERICK HILL
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 200S
WASHINGTON DC 20001

Dear Chairperson Hill:

Regarding BZA 19583, Application of Jemal's East 451, LLC, 601 K Street, NW (Square 451, Lots 023, 024, 025, 822, and 823):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, November 7, 2017 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 unanimously (5 in favor, 0 opposed, and no abstentions) to support the Board of Zoning Adjustment application of Jemal's East 451, LLC, for a Special Exception to to operate a bar in the penthouse of a hotel at 601 K Street, NW, as well as support for incorporation of a lay-by, contingent upon receipt of a letter from Douglas Development agreeing to restrictions on hours for the rooftop bar, and to communicate that support in writing to the Board of Zoning Adjustment.

Board of Zoning Adjustment
District of Columbia
CASE NO.19583
EXHIBIT NO.40

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

- 1) The property in question is located in Single Member District 6E05.
- 2) Jemal's East 451, LLC, owners of 601 K Street, NW (Square 451, Lots 023, 024, 025, 822, and 823), pursuant to 11 DCMR Subtitle X, Chapter 9, have applied for a Special Exception under Subtitle C § 1500.3(c) to permit used of the penthouse level for restaurant, bar and/or lounge uses in an D4-R zone located in the Mount Vernon Triangle Historic District.
- 3) The Applicant proposes to relocate the historic structures on the site and construct a 13 story hotel. The proposed hotel use includes a rooftop restaurant, bar, or lounge in the penthouse. In order to allow such use of the penthouse, a Special Exception is required.
- 4) The Commission is concerned about potential noise impacts resulting from outdoor areas of the proposed restaurant, bar, or lounge. In order to reduce the potential for noise generation that might negatively impact any current or future residential neighbors, the Commission has proposed and the Applicant has agreed to restrict the hours of operation of said restaurant, bar, or lounge so that the hours end no later than 11:59 PM on weekdays (Sunday through Thursday for ABRA licensing purposes) and 2:00 AM on weekends (Friday and Saturday for ABRA licensing purposes) and not allow loud noises on the rooftop at any time. The Applicant has agreed to provide written confirmation of its agreement to include these restrictions into any leases or operating agreements related to the proposed restaurant, bar, or lounge. Nightclubs are specifically excluded from the proposed uses.
- 5) The applicant met with the ANC 6E Zoning, Planning and Transportation Committee on November 2, 2017, and the Committee recommended support of the requested relief.
- 6) The Commission accepted the Committee's recommendation and supports the requested relief.
- 7) The Commission believes that the requested modification will have limited negative impacts, which will be mitigated, in part, by the agreed upon restricted hours and prohibition on loud noises for the proposed penthouse level restaurant, bar, or lounge operation..
- 8) No objections to the Commission's proposed action were registered prior to or at the Commission's meeting.

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 approve this application.

Sincerely,



Alexander M. Padro
Chair, ANC 6E