



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

January 9, 2018

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: BZA 19622 (1121 Abbey Place NE)

Dear Members of the Board,

On December 14, 2017, at a duly noticed and regularly scheduled monthly meeting, with a quorum of five out of six commissioners and the public present, this case came before ANC 6C. The commissioners voted 5-0 to support the application with conditions, as set forth below.

The applicant proposes to construct a third story atop an existing two-story rowhouse, as well as replace an existing rear addition. The plans and sight-line studies we reviewed—dated December 14 and corresponding to case exhibits 44 and 45—also depicted a roof deck atop the third story.

Our discussion focused primarily on the project’s visibility from the street, which implicates the requirement at 11 DCMR Subtitle E § 5201.3(c) that an addition “not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage.” Because the subject property and those along the streetfront show marked consistency, with little change from their original identical construction, a prominent third story would have a substantial visual impact.

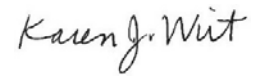
In general, the Commission believes that the proposal shown in the December 14 drawings, which incorporates a significant third-story setback, is compatible with the “character, scale, and pattern” of the street frontage. We commend the applicant’s willingness to reach this point through dialogue with the ANC and its zoning committee members, and through corresponding refinements in the proposal.

However, we do have concerns about the visibility of the roof-deck railings atop the new third story. Accordingly, our vote to support is conditional on these railings being constructed of less visible materials such as glass or metal cable. (We note that in BZA 19159, 650 F St. NE, we made a similar design recommendation to which that applicant agreed and which the Board approved.)

Finally, our vote authorized Commissioner Mark Eckenwiler (6C04) to testify on this case before the Board.

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

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt
Chair, ANC 6C