



**ADVISORY NEIGHBORHOOD COMMISSION 6E**

**ANC 6E Commissioners**

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

June 24, 2018

Mr. Fredrick L. Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

Re: Case No. BZA Case No. 19722 – 923-927 5th Street, NW

Dear Chairman Hill,

I understand that the Board held a hearing on June 20, 2018, regarding the above referenced matter. At this hearing a representative from ANC 6E testified on behalf of the Commission. I am also aware that the official record has closed, however, I felt it important to clarify ANC 6E's official position on the matter.

After viewing the hearing via online recording through the D.C. Office of Zoning website, I would like to make it clear that ANC 6E's position is limited to the four corners of our April 3, 2018 letter (attached).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Alexander T. Marriott".

Alexander T. Marriott  
*Chair*  
ANC 6E

Encl.



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PO Box 26182, LeDroit Park Station  
Washington, DC 20001

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April 3, 2018

Mr. Fredrick L. Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

Re: Case No. BZA Case No. 19722 – 923-927 5th Street, NW

Dear Chairman Hill,

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, March 6, 2018 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider a number of requests for a future hotel located at 923-927 5th Street, NW.

At the Commission's meeting, duly noticed, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (5 in favor, 0 opposed, and 0 abstention) to support that applicant's requests for the following Area Variances and Special Exceptions:

**Area Variance:**

- Loading Dock, C-909.2
  - Two required; 1 provided
- Closed Court Dimensions, I-207.1
  - North court required: 18.5' width; 684.5 s.f.
  - North court provided: 5' width; 261 s.f.
  - South court required: 16.67' width; 555.6 s.f.
  - South court provided: 5' width; 165 s.f.
- Clear floor-to-ceiling height, I-612.4
  - 22' clearance required in the Mt. Vernon Triangle Principal Intersection Sub-Area; 20' provided

**Special Exception:**

- Rear yard setback, I-205.1
  - 20' required; none provided
- Penthouse setback, C-1502.1(c)(4)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19722  
EXHIBIT NO.61

- 1:1 required; North and South sides not compliant
- Penthouse use, C-1500.3(c)
  - Bar, restaurant, or cocktail lounge use in the penthouse

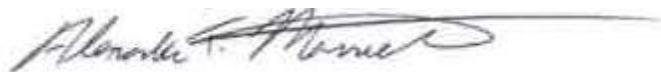
The Commission's support for the aforementioned Variances and Exceptions is conditioned upon the applicant taking certain actions. During the meeting several issues arose regarding traffic on 5th Street and the overuse of the alleyway behind the future hotel. Residents expressed concern that a hotel in the middle of block on 5th Street would increase the already high traffic area with visitors and vendors loading and off-loading in front of the future hotel. To address this concern, ANC 6E conditioned its support on the applicant requesting three reserved parking spaces in front of the property on 5th Street from the District Department of Transportation.

The narrow alleyway behind the hotel is utilized by residents and vendors for four residential buildings in addition to several businesses. To address this concern, ANC conditioned its support on the applicant working with the surrounding property owners to construct a workable plan to prevent congestion and accidents in the narrow alleyway.

Finally, the applicant is requesting an exception to use the Penthouse as a bar, restaurant, or cocktail lounge. ANC 6E support of this exception is conditioned upon the owner ensuring the operator adheres to neighborhood norms, *i.e.* closing by 1:00 am from Sunday to Thursday and 2:00am on Fridays and Saturdays, and not allowing any form of entertainment on any open parts of the roof.

We thank you for your time and consideration of this matter.

Respectfully submitted,



Alexander T. Marriott  
*Chair*  
ANC 6E