

Dear Ms. Schellin,

Please accept the attached Party Status Application and Letter of Opposition to ZC 05-37.

Best regards,

Terres Andrew (Drew) Ronneberg

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ZONING COMMISSION  
District of Columbia  
CASE NO. 05-37  
EXHIBIT NO. 61  
ZONING COMMISSION  
District of Columbia  
CASE NO. 05-37  
EXHIBIT NO. 61



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



April 20, 2006

Ms. Sharon S. Schellin  
Secretary of the Zoning Commission  
Office of Zoning  
One Judiciary Square  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

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Re: ZC Case No. 05-37 (Capitol Place, Station Holdings LLC -- PUD & Related Map Amendment located at Third & H Streets, NE)

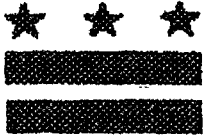
Dear Ms. Schellin,

At our regularly scheduled and properly noticed public meeting on April 12, 2007, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to provide this letter to seek party status in ZC case No. 05-37 and oppose the development as currently planned.

Our Commission is seeking party status in this case because it will determine whether Planned Unit Developments along H Street NE will be required to comply with the zoning and architectural requirements contained the H Street Strategic Plan and H Street Neighborhood Commercial Zoning Overlay District.

Our Commission is concerned with the following three issues in ZC Case No. 05-37:

- 1) The applicant is proposing that a portion of the property be upzoning to C-3-C even though much of the property was upzoned from C-2-A to C-2-B as part of the H Street Zoning Overlay. ANC 6A can think of no compelling reason why the property should be further upzoned -- especially this soon after the original upzoning. In addition, the Commission is concerned that this case could create a precedent for further upzonings along the H Street Corridor that will detract from the historic character of the corridor and foster land speculation that discourages the reoccupation of currently vacant historic structures.
- 2) The current renderings show an uninspired modernist facade that is inconsistent with the architectural vocabulary of H Street NE. Furthermore, the architectural details violate many of the design requirements and guidelines referenced in the Zoning Overlay. ANC 6A strongly believes that a PUD should be held to a higher standards than a matter-of-right development. However, in this case, the architectural quality is inferior to the matter-of-right development recently approved in BZA Case #17521 along the 600 block of H Street NE.
- 3) The value of community amenities is meager compared to value of the approximately 175,000 square feet that the developer is seeking from the upzoning and PUD. ANC 6A



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estimates that the value to the developer is over \$50 million, while the value of the community amenities is under \$500,000. The developer should increase the amenities package by moving the most significant historic buildings that will be razed under the current plan.

Please be advised that Dr. Terres Andrew (Drew) Ronneberg, Mr. Jeff Fletcher and any officer of ANC 6A is authorized to act on behalf of the Commission for the purposes of this case and this authorization includes the power of the agent or representative to bind the person in this case before the Zoning Commission.

On behalf of the Commission,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Ester Bushman, Esq., General Counsel to the Office of Zoning  
Travis Parker, Office of Planning  
Karen Wirt, Chairperson of ANC 6C  
Ryan Velasco, ANC 6C Zoning Committee Chair  
Alan Kimber, ANC6C05  
Anwar Saleem, H Street Main Street  
Monte Edwards, Stanton Park Neighborhood Association  
Gary Peterson, Capitol Hill Restoration Society, Zoning Comm. Chair  
Christy Moseley Shiker, Holland & Knight LLP

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**PARTY STATUS APPLICATION**

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Notice: [Click Here for Application Form Instructions](#)

Name:\* **Terres Andrew Ronneberg (Drew) on behalf of ANC 6A**

Address:\* **646 11th St. NE** City:\* **Washington** State:\* **DC** Zip:\* **20002**

Phone:\* **(202)431-4305** Fax: Email: **ronneberg6a02@gmail.com**

I, hereby request to appear and participate as a party.

Signature: 

Date:\* **04/21/07**

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel ☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel.

Name:

Address: City: State: Zip:

Phone: Fax: Email:

Please answer all of the following questions referencing why the above person should be granted party status.  
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?\*

The H Street NE NC Overlay applies only to properties in ANC 6A and ANC 6C. Precedents set in ANC 6C's portion of the Overlay will have ramifications for properties in ANC 6A's portion of the overlay and vice-versa. In this case, ANC is concerned about: ad-hoc upzonings, facade designs that don't conform to the spirit and letter of the Overlay and the destruction of historic facades without corresponding community amenities.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)\*

None

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)\*

4 city blocks (7th and H St. NE to 3rd and I St. NE)

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?\*

First, if upzoning is permitted in this case, it will set the precedent for upzonings in ANC 6A's portion of the Overlay. Second, the applicant is not complying with many design requirements/guidelines and ANC 6A is concerned that they will lose their enforceability if the current design is approved by the ZC. Finally, 6A wants to make sure that community amenities in PUDs on H Street are commensurate to the density bonuses.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.\*

None

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.\*

Same as #1

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