Advisory Neigborhood Commission 6A
Zoning and License Sub-Committee
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Washington DC 20002
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Chair Commissioner Gregory J. Ferrell

Shield Cross Reid
Chair
Board of Zoning and Adjustment
441 4th Street NW 2nd Floor
Washington DC 20001

RE: Application for Variances Square 627, Lots 7, 12, 801 and 802 500 New Jersey Avenue, NW
BZA # 16744

Dear Ms. Reid:

On June 13, 2001, at the Capital Hill Towers Senior Housing Complex located at 900 G Street NE, the Zoning and License Sub-Committee convened at 7:00 p.m., and was officially called to order by the Chair Commissioner Gregory J. Ferrell. Five ANC6A Commissioners were present (Daniel M. Pernell III, Philip Edwards, Lamar P. McIntyre, Robert Hall and the Chair) and seven community members, which constitutes a quorum. Mr. Robert Stockwell of WDG Architects representing Mr. Jay Hellman, Managing partner 500 New Jersey Avenue NW presented the proposed development plan for new downtown commercial and retail office space located along the 500 block of New Jersey Ave NW.

The property which is the subject matter is zoned C37/HR. Mr. Hellman is seeking the support of Advisory Neigborhood Commission 6A to obtain a variances of the FAR height /parking and loading requirements. Mr. Stockwell's presentation to the sub-committee was very detailed. The applicant is seeking to adjust the FAR height requirement from 6.5 to 11.1 and to adjust the height requirement from 90ft to 130ft. Currently BP Amoco has a lease/purchase agreement with Mr. Helman, which is key to the start and completion of the project. Mr. Stockwell was able to satisfactory answer all the concerns from the community and ANC6A Commissioners.

BZA
Case No. 16744
Exhibit No. 53

Board of Zoning Adjustment
District of Columbia
CASE NO.16744
EXHIBIT NO.53

There were few if any negative concerns form the sub-committee and the community members in attendance were very supportive. After a very lengthy and engaging discussion the Zoning and Licenses Sub-Committee of Advisory Neigborhood Commission voted to recommend to the full ANC to endorse BZA application case N0. 16744. However, the full ANC next regularly scheduled meeting is July 26, 2001 two days after this matter is heard by the BZA.

Therefore without providing the great weight, which is accorded to Advisory Neigborhood Commissions, the Zoning and License Sub-Committee voted unanimously to request that the Board of Zoning and Adjustment move to approve the applicant's request for a variances.

Respectfully submitted

Gregory J. Ferrell
Chairman Zoning and License Sub-Committee ANC6A