Advisory Neighborhood Commission 6A
PO Box 76680
Washington DC 20013-6680
Telephone 202 997-0667

December 12, 2001

Mr. Geoffrey Griffis
Chairperson
Board of Zoning and Adjustment
441 4th Street NW Room 210
Washington DC 2001

Re: Application by AvanIonBay BZA Case N0. 16809

Mr. Griffis:

On November 14, 2001 at 900 G Street NE, at 7:00 pm the Zoning and Licensing Subcommittee for ANC 6A met with a quorum present to hear the matter of the referenced case.

Ms. Jeannine Rustad Zigner representing the applicant appeared and was accompanied by members of the development team. The subcommittee had various concerns. One of which is whether this property is located in a Housing Priority area? Also because the property is in the Chinatown DD/C-2-C zone district, the subcommittee wanted to hear from the applicant as to how they would incorporate the Chinatown element in the design concept. The applicant responded by indicating that the Chinatown Steering Committee had not met with the developer with regards to the Chinatown element and incorporating a design that would reflect Chinatown. The developer committed to working with the Chinatown Steering Committee to come up with a design that will reflect the Chinatown district.

The Subcommittee voted unaniously to have the developer present to the full ANC at our December 6, 2001 meeting the Chinatown Steering Committee recommendations as it relates to the Chinatown design concept for the proposed apartment building.

BZA
Case No. 16809
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16809
EXHIBIT NO.26

The full ANC met December 6, 2001 with a quorum present (eight members) at Minor Elementary School 15th and Gales Street NE at 7:00 pm and voted unaniously not to support the applicants request until such time the matter of incorporating the Chinatown design element is satisfied in accordance with the Chinatown DD C-2-C designation. The applicant came unprepared to answer the concerns presented by the subcommittee November 14. The applicant suggested that the Chinatown designed element be addressed after the BZA rule on the application. The ANC strongly disagreed. The ANC would like to see the Chinatown Steering Committee approve of the design before the BZA rule on the merits of the application for variances. In addition, Advisory Neighborhood Commission 6A request that the Board of Zoning and Adjustment rule whether this property is or is not within the Housing Priority Zone and if so whether the applicant is obligated to comply with the affordable housing clause?

Sincerely

Gregory J. Ferrell
Chair of the Zoning and Licensing Subcommittee
ANC6A and on behalf of ANC6A