ADVISORY NEIGHBORHOOD COMMISSION 6A

July 12, 2002

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

D.C. OFFICE OF ZONING
2002 JUL 15 PM 3:0

Re: JBG/6th Street – Board of Zoning Adjustment Case 16897

Dear Members of the Board:

Please be advised that, at its regularly scheduled meeting on July 11, 2002, at which a quorum was present, Advisory Neighborhood Commission 6A voted unanimously to support a request for special exception and variance relief for the above-referenced project. The subject site is located on 6th Street between G and H Streets, N.W.

The applicant began working with the ANC 6A Zoning & Licensing Subcommittee in May, 2002. At the June 12, 2002, meeting, the Subcommittee found that the subject site is unique and affected by an exceptional condition due to its small size which causes a practical difficulty for the applicant. The Subcommittee further found that the proposed project would not have an adverse impact on the neighborhood and voted to support the application with following conditions: (1) the Applicant would provide a letter from T. Bello, Chief of the Zoning Review Branch, confirming that a combined lot development could be used to satisfy the Chinatown retail requirement (Section 1705.3); (2) the Applicant would withdraw its request for a variance from the Chinatown retail requirement (Section 1705.3); (3) the Applicant would provide a copy of the amendments to the Downtown Development District Overlay; (4) the Applicant would provide additional letters of support; and (5) the applicant would provide a bicycle rack as part of the project. The Applicant complied with all of these conditions as set forth in a letter to the Subcommittee dated July 8, 2002.

At the full ANC meeting on July 11, 2002, the Applicant presented changes to the project, including the incorporation of a ten foot rear yard setback above the third floor and the withdraw of the loading variance. In addition, the Applicant presented letters of support from the community from the following: Myrene LLC, Akridge on behalf of Gallery Place, Washington Sports and Entertainment Center on behalf of the MCI Center, Downtown Housing Now Committee, Downtown Cluster of Congregations, and the Pennsylvania Quarter Neighborhood Association. The Applicant represented that a letter of support from Avalon Bay, the adjacent property owner, would also be forthcoming. The ANC found that the Zoning and Licensing Subcommittee's conditions had been satisfied and that the small size of the site imposes practical difficulties on the development such that the lot occupancy, rear yard,

BZA
Case No. 16897
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16897
EXHIBIT NO.31

ADVISORY NEIGHBORHOOD COMMISSION 6A

Memo

To: **Board of Zoning and Adjustment**

From: **ANC6A**

Date: **July 12, 20002**

Re: **Board of Zoning and Adjustment Application 1689**
Waiver of late filed report

ANC 6A request a waiver to filed its report in support of the BZA application 16897. The ANC and the Applicant have been working together since May. On June 12, 2002, the Zoning and Licensing Subcommittee voted to support the application with conditions. At the July 11, 2002 full ANC meeting the ANC voted 7-0-0 to support the application. Accordingly, we request that you waive the requirement the ANC file its report seven days prior to the hearing.

Submitted by

Daniel M. Fernell III
Vice Chairman

Gregory J. Ferrell
Chairman Zoning and Licensing Subcommittee

Residential recreation space and parking drive aisle width requirements could not be met. Furthermore, the ANC found that the roof structure special exception was necessary due to the small size of the site and that the walls of unequal height would not adversely impact light and air for the adjacent properties.

The ANC found that none of the variances or the special exception requested will have and adverse impact on the neighborhood. Rather the development of the site as proposed will have a positive impact on the community. The ANC voted 7-0-0 to support the application.

The ANC's views in this matter are entitled to be accorded "great weight" by the Board of Zoning and Adjustment.

Daniel M Pernell III
Presiding Chair/Vice Chairman

Gregory J. Ferrell
Chairman Zoning and Licensing Subcommittee ANC6A

TO: BZA

FROM: ANC 6A

RE: 16897

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D.C. BOARD OF ZONING
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