★ ★ ★ **Government of the District of Columbia**
ADVISORY NEIGHBORHOOD COMMISSION 6(C)
P.O. Box 77876
Washington, DC 20013-7787

May 14, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN -3 PM 12: 15

Board of Zoning Adjustment
One Judiciary Square – Suite 210 South
441 Fourth Street, N.W.
Washington, D.C. 20001

Re: BZA Case #17017 Chinatown East LLC -- Application for Variances and Special Exceptions for the Property Located 809-813 Sixth Street, NW (Square 485, Lot 46)

Honorable Members of the Board

Advisory Neighborhood Commission 6-C, being the duly authorized Advisory Neighborhood Commission within which the property seeking your approval in Case 17017 is located, hereby wishes you to know that:

- The ANC received timely notice of the application.
- The applicant has kept this Commission advised, through the Single Member District Commissioner in whose District the property is located, ANC 6C-09, Charles Docter, as to issues of substance and procedure as this case (and its prior incarnation) developed, starting from the time of his election and continuing thereafter.
- The applicant met with our Planning and Zoning Committee at its meeting of May 7, 2003 and on May 14, 2003 when the ANC held its regular monthly meeting, reporting on the way in which the project has evolved, how they have engaged others active in the area in which it would be located, and how they have responded to their recommendations.
- Our Planning and Zoning Committee reported favorably as to the project and recommended that the ANC support the Board of Zoning Adjustment's granting each element of the relief sought to enable the project to proceed according to the plans filed with the Board, copies of which the applicant provided to the Committee and ANC.
- The applicant's plans address our Commission's ***zoning*** "issues of concern," namely (a) providing adequate physical facilities within the building to handle accumulations of trash, refuse, and recyclables in a fashion that would not extend into the adjacent public space or alleys, (b) respecting and incorporating Chinese design elements into the project's façade and other architectural features, and (c) providing more parking than that strictly required by the Zoning Regulations and enclosing it, noting that the combination of its enclosure, entrance location, and grades on site operate to generate virtually all the additional FAR being sought.

BZA
Case No. 17017
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17017
EXHIBIT NO. 28

- The applicant's plans also contemplate a small landscaped area in front of the building at ground level that will complement an area of landscaping in the tree-box area. The ANC welcomes this change, which results in a more inviting entrance and streetscape than prior plans, which included an exterior ramp for handicapped access.

- The plans contemplate a portion of the main roof being utilized by the residents of the building as a sun roof. No portion of the enclosed portion of this level is intended for human occupancy. The plans illustrate plants in free-standing planters adjacent to the "sun roof."

- The Planning and Zoning Committee suggested, and the ANC concurs, that the applicant evaluate if it could provide a "green roof" instead of the conventional flat roof planned, fully realizing this is not a zoning issue or a condition of either the Committee's endorsement or the ANC's support. Applicant agreed to "explore" the issue and suggested several ways in which the ANC could advance consideration of this issue within the District of Columbia generally. Applicant also reminded the Committee and the ANC that (a) the application being pursued is before the Board of Zoning Adjustment and (b) that roof systems such as this are, in this context, in the realm of "amenities." Applicant further advised the Committee and the ANC that "amenities," while commonly and appropriately considered within the context of Planned Unit Development cases heard by the Zoning Commission, are not pertinent to BZA review of applications for variances or special exceptions absent nexus to the standards involved.

At the regular monthly meeting of May 14, 2003, Advisory Neighborhood Commission 6-C ***RESOLVED, by a 5-1 vote of the Commissioners present and constituting a quorum,*** to support the application Chinatown East LLC in BZA Case No. 17017 on its merits.

For the Commission:

Robert Hall, Jr., Chairperson

WAS1 #1156642 v3

FIRST UNITED FINANCIAL GROUP, LLC

A REALTY AND INVESTMENT CONSULTING FIRM

Fax

To:	Office of Zoning	**From:**	Mr. Robert Hall
Fax:	202-727-6072	**Pages:**	3
Phone:		**Date:**	6/3/2003
Re:	BZA Case	**CC:**	

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