Government of the District of Columbia
Advisory Neighborhood Commission 6C

February 13, 2004

Ms. Jerrily R. Kress, Director
Board of Zoning Adjustment
One Judiciary Square
Suite 210 South
441 Fourth Street N.W.
Washington, D.C. 20001

D.C. OFFICE OF ZONING
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Re: Application No. 17122, hearing date March 9, 2004

Dear Ms. Kress:

The following resolution was approved at the February 11, 2004, ANC 6C full-commission monthly meeting.

Whereas, the Newseum's Application No. 17122 requests relief from the BZA to permit the construction of a mixed-use project on lots 826 and 831 in Square 491, consisting of the Newseum and supporting accessory use, other independent retail uses on the first floor, offices for the Freedom Forum, an apartment house of approximately 126 units and associated off-street parking and loading; and

Whereas, to construct the building as proposed, the Applicant requires a special exception under Section 411.11 of the Zoning Regulations to have multiple roof structures, roof structures with walls of unequal height and roof structures which do not meet some of the setback requirements; and

Whereas, to construct the building as proposed, the Applicant requires variances from the requirement regarding minimum width of open courts, the requirement that seventy-five percent of the street wall of the building be built to within four feet of the property line and the prohibition against arcades in the Downtown Development District;

Whereas, the Applicant has demonstrated that it met the requirements for the granting of the special exception and three variances; and

Whereas, the ANC has determined that the Newseum project as designed is an exciting project and that strict compliance with the Zoning Regulations would require significant alterations to the design and would not be beneficial; and

Whereas, the design as proposed has received conceptual approval from the Commission of Fine Arts and is consistent with the revised guidelines and requirements of the Pennsylvania Avenue Plan; and

Whereas, the Newseum project will have substantial benefits for the city as a whole and for the neighborhood in which it is located, which is part of the area included in ANC 6C; and

BZA
Case No. 17122
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17122
EXHIBIT NO. 25

Whereas, the ANC heard no opposition to the application before the BZA from persons present at its meetings; and

Whereas, ANC 6C, at its meeting held on February 11, 2004, with seven members present and five members constituting a quorum, voted unanimously to accept the recommendation of the Committee;

Now, therefore, for the reasons set forth above, be it resolved that ANC 6C does hereby advise the D.C. Board of Zoning Adjustment that it supports BZA Case No. 17122, allowing for the construction of the Newseum project, which requires:

- A special exception from the roof structure requirements (§411);
- A variance from the width of court requirements (§776.1);
- A variance from the arcade requirements of the Downtown Development District (§1701.2); and
- A variance from the street wall requirements of the Downtown Development District (§1701.3).

Please contact Commissioner Charles Docter, chairman of our ANC 6C Zoning and Planning Committee, if you need more information. He can be reached at docter@erols.com.

Sincerely,

Robert L. Hall, Jr.
ANC 6C Chairman