Government of the District of Columbia
Advisory Neighborhood Commission 6C

June 21, 2004

Board of Zoning Adjustment for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Case No. 17186
777 6th Street, N.W.

Dear Members of the Board:

At a duly noticed meeting of Advisory Neighborhood Commission (ANC) 6C held June 9, 2004, the Commission voted 7-0 (with 5 members constituting a quorum) to support the application of TC MidAtlantic Development, Inc., for a special exception and rear yard variance in the above-referenced case. This support is conditioned on the requirement that the applicant return to the Planning and Zoning Committee of the ANC on July 7, 2004, to present any refinements to the design made as a result of continuing settlement discussions with the D.C. Preservation League. Should the Planning and Zoning Committee object to any proposed refinements, the ANC requests a waiver of section 3115.1 to supplement this report outside the prescribed seven-day time period.

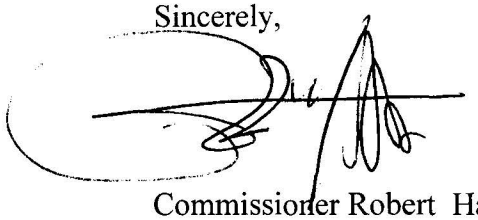
The ANC voted to support the special exception relief from the roof structure setback requirements for the reasons set forth in BZA Order No. 17078 dated December 3, 2003, which approved the same special exception for this property. The ANC further believes that the applicant meets the test for a variance from the rear yard setbacks. The existing building on the site known as Hockemeyer Hall is an exceptional condition inherent in the site that creates a practical difficulty in complying with the strict application of the rear yard requirements. Because of a recent landmark application filed for the property and a settlement reached with the D.C. Preservation League, the applicant is constrained to maintain the existing building on the site, which is located in the rear yard of the project approved under BZA Order No. 17078. The variance can be granted, however, without any detriment to the purpose and intent of the zoning regulations. The rear of the project is located at the corner of 6th Street and a 30-foot alley, thereby providing adequate light and air for the new building.

BZA
Case No. 17186
Exhibit No. 25

Board of Zoning Adjustment
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EXHIBIT NO. 25

The ANC has authorized Mr. Charley Docter to present the ANC's position to the Board at the July 13, 2004, hearing in this matter. We appreciate your consideration of the ANC's views and ask that you afford them the "great weight" to which they are entitled.

Sincerely,



Commissioner Robert Hall, Jr.
Chairman, ANC 6C