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D.C. OFFICE OF ZONING



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



September 26, 2006

Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: Letter of Authorization for BZA #17521

Board Members:

At our regularly scheduled and properly noticed monthly meeting on September 14, 2006, Advisory Neighborhood Commission 6A voted unanimously to oppose the variances and special exceptions requested by the 601-605 H Street Ventures LLC.

Our Commission is requesting party status in this case because it is the first time an applicant has been required to obtain a special exception for the H Street NE Neighborhood Commercial Overlay District design guidelines. Our Commission believes that compliance with the design guidelines is essential to insuring that buildings on lots greater than 6,000 square feet fit into the architectural context of historic H Street NE. It is our position that the proposed building does not comply with the mandatory design guidelines of the H Street NE Design Guidelines referenced in §1325.1a of the H Street NE Neighborhood Commercial Overlay District.

Specifically, it is our position that:

1. The applicant's plan has not received adequate community input.
2. The current application is flawed because the FAR of the building in the C-2-A portion of the lot exceeds the 2.5 FAR standard outlined in §771.1.
3. The applicant has not met the standards of §3103 and §3104 required to justify the granting of the requested variances and special exceptions.

Please be advised that Mr. Terres Andrew (Drew) Ronneberg is authorized to act on behalf of ANC 6A for the purposes of this case.

On behalf of the Commission,

Joseph Fengler, Chair
Advisory Neighborhood Commission 6A
fengler6a02@yahoo.com, (202) 423-8868

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521EXHIBIT NO. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.27

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http://www.dcoz.dcgov.org/services/apps/form_140.asp

D.C. OFFICE OF ZONING

Form 140 (Revised 03/15/02)		2006 SEP 26 AM 10:04		Case No. _____	
 PARTY STATUS APPLICATION 					
Notice: Click Here for Application Form Instructions					
Name:* Terres A. Ronneberg (representative of ANC 6a)					
Address:* 646 11th St NE		City:* Washington		State:* DC Zip:* 20002	
Phone:* (202)431-4305		Fax:		Email: drew_ronneberg@yahoo.com	
I, hereby request to appear and participate as a party.				Signature: _____ Date:* 09/22/2006	
Will you appear as a(n) ☐ Proponent ☒ Opponent		Will you appear through legal counsel ☐ Yes ☒ No			
If yes, please enter the name and address of such legal counsel.					
Name:					
Address:		City:		State: Zip:	
Phone:		Fax:		Email:	
Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)					
1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?* The H Street N.E. Neighborhood Commercial Overlay District applies to properties in ANC 6c and ANC 6a. If special exceptions for provisions in the H Street N.E. Neighborhood Commercial Overlay District are granted in ANC 6c properties, it will also affect the development of H Street properties in ANC 6a. ANC 6A believes that compliance with the design guidelines is essential to insuring that buildings on lots greater than 6000 square feet fit into the architectural context of historic H Street. It is ANC 6A's position that the proposed building does not comply with the mandatory design guidelines of the H Street N.E. Design Guidelines referenced in §1325.1a of the H Street N.E. Neighborhood Commercial Overlay District.					
2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)* None					
3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)* The western boundary for ANC 6a is at 8th St. NE. The property is on the 600 block of H Street NE.					
4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?* As this case is the first one where the design guidelines of §1325.1a will be applied, a granting of special exceptions for §1325.1a with the current design will essentially make §1325.1a unenforceable.					
5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.* None					
6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.* ANC 6a will be affected more by this decision than any other ANC with the exception of ANC 6c because the H Street N.E. Neighborhood Commercial Overlay District only encompasses properties within ANC 6a and ANC 6c.					

Joseph Fenger, Chair
ANC 6A

Form 140 (Revised 03/15/02)		Case No. BZA #175Z1	
PARTY STATUS APPLICATION			
Notice: Click Here for Application Form Instructions			
Name:* Terres A. Ronneberg (representative of ANC 6a)			
Address:* 646 11th St NE		City:* Washington	State:* DC Zip:* 20002
Phone:* (202)431-4305	Fax:	Email:	drew_ronneberg@yahoo.com
I, hereby request to appear and participate as a party.		Signature: <i>[Signature]</i>	Date:* 09/22/2006
Will you appear as a(n)	☐ Proponent ☒ Opponent	Will you appear through legal counsel	☐ Yes ☒ No
If yes, please enter the name and address of such legal counsel.			
Name:			
Address:		City:	State: Zip:
Phone:	Fax:	Email:	
Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)			
1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*			
The H Street N.E. Neighborhood Commercial Overlay District applies to properties in ANC 6c and ANC 6a. If special exceptions for provisions in the H Street N.E. Neighborhood Commercial Overlay District are granted in ANC 6c properties, it will also affect the development of H Street properties in ANC 6a. ANC 6A believes that compliance with the design guidelines is essential to insuring that buildings on lots greater than 6000 square feet fit into the architectural context of historic H Street. It is ANC 6A's position that the proposed building does not comply with the mandatory design guidelines of the H Street N.E. Design Guidelines referenced in §1325.1a of the H Street N.E. Neighborhood Commercial Overlay District.			
2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*			
None			
3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*			
The western boundary for ANC 6a is at 8th St. NE. The property is on the 600 block of H Street NE.			
4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*			
As this case is the first one where the design guidelines of §1325.1a will be applied, a granting of special exceptions for §1325.1a with the current design will essentially make §1325.1a unenforceable.			
5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*			
None			
6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*			
ANC 6a will be affected more by this decision than any other ANC with the exception of ANC 6c because the H Street N.E. Neighborhood Commercial Overlay District only encompasses properties within ANC 6a and ANC 6c.			

Joseph Fenger, Chair
ANC 6A

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2006 SEP 26 PM 4:22

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D.C. OFFICE OF ZONING

2006 SEP 26 AM 10:04

To: Board of Zoning

Fm: ANC 6A

Re: BZA #17521

Thx!

Joseph Fungler

cell (202) 423-8868