



Government of the District of Columbia

Advisory Neighborhood Commission 6C

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D.C. OFFICE OF ZONING

2006 NOV 14 AM 8:36

November 13, 2006

Chairman Geoffrey Griffis
 D.C. Office of Zoning
 Board of Zoning Adjustment
 One Judiciary Square
 441 Fourth Street N.W. Suite 200 South
 Washington, D.C. 20003

Re: Case # 17521, 601-645 H Street N.E. request for two variances and three special exceptions from BZA – a variance from lot occupancy requirements under Sec. 772 and pursuant to 11 DCMR Sec. 4304.1, a special exception from the ground floor level ceiling height provisions to allow the construction of a new mixed-use, residential and commercial building on a lot of 6,000 sq. ft. or more of land under subsections 1320.5 and 1325 in the H Street N.E. Neighborhood Commercial Overlay District in the HS/C-2-A and HS/C-2-C Districts

Dear Mr. Griffis:

At the November 8 duly noticed, regularly scheduled monthly meeting of Advisory Neighborhood Commission 6C, with a quorum of 7 of 9 commissioners present and voting, the matter of 601-645 H Street N.E. came before us.

Members of the community attested to the progress made in negotiations between the immediately affected neighbors and the developer, 601-645 H Street Ventures LLC. For example, the 14 ft. clearance for first floor retail ceiling has now been incorporated; 11 units were taken off the south side and 8 placed near the interior; the entrance to the parking garage is near a crosswalk.

However, the developer's new proposal falls short in a number of areas, including definition of side and south facades, relationship of rear setbacks to side setbacks, increase in rear setback from 15 ft. to 20 ft., limitation of H Street height (proposed 8 story height) according to law and requirements, and distribution of mass. The neighbors asked for more time to continue negotiations and were confident that with a delay in the BZA hearing that all issues could be resolved. Community representatives from Stanton Park Neighborhood Association and the Capitol Hill Restoration Society supported this request for a delay. The developer's representative, Mr. Chip Glasgow, stated that a delay of one month (until December) to continue negotiations would not cause an undue burden. The commissioners voted 4:3 to support the request for a delay in the BZA hearing.

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787 Tel. (202) 421-4511

BOARD OF ZONING ADJUSTMENT
 District of Columbia

CASE NO.

17521

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In a separate discussion it was informally agreed that Commissioners Rivera and Dixon would contribute to the negotiations, with Mr. Velasco, a commissioner-elect, providing urban planning expertise.

Because this project is the first along the H Street corridor to challenge the H Street overlay guidelines and the outcome could affect the corridor for years to come, and because of the extraordinary impact that buildings of this size so close to residential properties could have on the community, ANC 6C commissioners consider it vitally important that this case be carefully considered, with adequate time for negotiations.

The commissioners of ANC 6C thank the BZA board members for their patience and for according great weight to ANC decisions affecting our constituents.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Dixon". The signature is fluid and cursive, with the first name "Mark" and last name "Dixon" clearly distinguishable.

Mark Dixon
Chairman ANC 6C



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Fax Cover Sheet

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D.C. OFFICE OF ZONING

RECEIVED

Date: 11-14-06

Time:

To:

Name: Mr. Geoffrey Griffin
Office: BZA

From:

Name: Karen Wirt
Office: ANC 6CPhone:
Fax: 727-6072Phone:
Fax:

Message:

Re Case # 17521 - 601-645 H St N.E. Nov. 21 hearing.
Original letter follows by mail.