

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



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MEMORANDUM

TO: Board of Zoning Adjustment

FROM:  Ellen McCarthy
Director

DATE: November 20, 2006

SUBJECT: BZA Application 17521
601-645 H Street N.E.
Supplemental Report

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521
EXHIBIT NO. 87

On November 16, 2006, OP met with the applicant and several community representatives including members of ANC 6C, ANC 6A, Stanton Park Neighborhood Association, Capitol Hill Restoration Society, 6th Street & H Street, NE Neighborhood Association, and H Street Main Street. At this meeting the groups came to final agreement on the zoning relief requested by the above application.

Throughout the process, one of the main concerns of the neighborhood has been the integrity of the H Street Overlay, including conformance with the H Street design guidelines. OP agrees with the community that the precedent of upholding the requirements of the Overlay is important in this trial case. As such, OP supports the community's assertion that the intent of the design guidelines as a whole cannot be met without substantial compliance with the individual guidelines themselves. To this end, the applicant has been asked and has agreed to provide a document showing compliance with or non-applicability of each design guideline in the plan. To the best knowledge of OP and the community, the only guideline that is not specifically complied with is the standard of 4-8 stories on the H Street corridor. The applicant has agreed to provide written arguments to the Board outlining the justification for a nine story structure including uniqueness of the property and the discussion of the non-precedent setting nature of this case.

Subject to these documents, the community has agreed to offer full support to the zoning relief requested by the applicant. The use, massing, specific zoning relief, and general design are all supported by the groups listed above. The community and applicant have both agreed to request that the record be left open on the special exception for H Street development on a lot over 6,000 square feet so that both sides may submit further testimony on the details of the building design once community members have had a

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chance to review the latest revisions. It is requested that decision making for this relief be set for the February public meeting of the BZA. There will be no objection to all other relief being approved by summary decision.

Subsequent to the meeting, the applicant also agreed to amend the latest plans to remove two units from the ninth floor of the building in the portion of the lot where the C-2-C zoning district extends into the C-2-A.

OP appreciates the hard work of all parties in this application and recommends that all requested relief be granted subject to the agreements laid out in this memo.