



ADVISORY NEIGHBORHOOD COMMISSION 6E

PO Box 26182, LeDroit Park Station
Washington, DC 20001

ANC 6E Commissioners

ANC 6E05: Alexander T. Marriott, *Chair*
ANC 6E03: Frank S. Wiggins, *Vice Chair/Treasurer*
ANC 6E04: David Jaffe, *Secretary*
ANC 6E01: Alexander M. Padro
ANC 6E02: Anthony Brown
ANC 6E06: Alvin O. Judd, Sr.
ANC 6E07: Kevin M. Rogers

April 3, 2018

Mr. Fredrick L. Hill
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: Case No. BZA Case No. 19722 – 923-927 5th Street, NW

Dear Chairman Hill,

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, March 6, 2018 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider a number of requests for a future hotel located at 923-927 5th Street, NW.

At the Commission's meeting, duly noticed, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (5 in favor, 0 opposed, and 0 abstention) to support that applicant's requests for the following Area Variances and Special Exceptions:

Area Variance:

- Loading Dock, C-909.2
 - Two required; 1 provided
- Closed Court Dimensions, I-207.1
 - North court required: 18.5' width; 684.5 s.f.
 - North court provided: 5' width; 261 s.f.
 - South court required: 16.67' width; 555.6 s.f.
 - South court provided: 5' width; 165 s.f.
- Clear floor-to-ceiling height, I-612.4
 - 22' clearance required in the Mt. Vernon Triangle Principal Intersection Sub-Area; 20' provided

Special Exception:

- Rear yard setback, I-205.1
 - 20' required; none provided
- Penthouse setback, C-1502.1(c)(4)

Board of Zoning Adjustment
District of Columbia
CASE NO.19722
EXHIBIT NO.61

- 1:1 required; North and South sides not compliant
- Penthouse use, C-1500.3(c)
 - Bar, restaurant, or cocktail lounge use in the penthouse

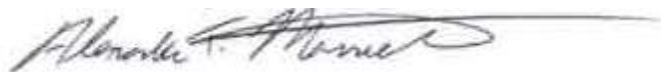
The Commission's support for the aforementioned Variances and Exceptions is conditioned upon the applicant taking certain actions. During the meeting several issues arose regarding traffic on 5th Street and the overuse of the alleyway behind the future hotel. Residents expressed concern that a hotel in the middle of block on 5th Street would increase the already high traffic area with visitors and vendors loading and off-loading in front of the future hotel. To address this concern, ANC 6E conditioned its support on the applicant requesting three reserved parking spaces in front of the property on 5th Street from the District Department of Transportation.

The narrow alleyway behind the hotel is utilized by residents and vendors for four residential buildings in addition to several businesses. To address this concern, ANC conditioned its support on the applicant working with the surrounding property owners to construct a workable plan to prevent congestion and accidents in the narrow alleyway.

Finally, the applicant is requesting an exception to use the Penthouse as a bar, restaurant, or cocktail lounge. ANC 6E support of this exception is conditioned upon the owner ensuring the operator adheres to neighborhood norms, *i.e.* closing by 1:00 am from Sunday to Thursday and 2:00am on Fridays and Saturdays, and not allowing any form of entertainment on any open parts of the roof.

We thank you for your time and consideration of this matter.

Respectfully submitted,



Alexander T. Marriott
Chair
ANC 6E