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Foggy Bottom & West End Advisory Neighborhood Commission

December 22, 2008

Ms. Jerrily Kress
Director, Office of Zoning
441-4th Street, N.W. - Suite 210
Washington, DC 20001

Re: Zoning Commission Case No. 08-19 (Zoning Map Amendment – Square 101, Lot 874, The HSC Foundation) AND
Zoning Commission Case No. 08-06-7, Comprehensive Zoning
Regulations Rewrite: Campus/Institutional

Dear Ms. Kress:

At its regularly scheduled meeting on December 17, 2008, the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A) considered resolutions relating to Zoning Commission Case No. 08-19 (Zoning Map Amendment – Square 101, Lot 874, The HSC Foundation – 2013 H Street, N.W.) and Case No. 08-06-7 (Comprehensive Zoning Regulations Rewrite: Campus/Institutional). With six of six Commissioners in attendance, a quorum at a duly called public meeting (which was noticed on December 10th), the enclosed two motions were passed by unanimous 6-0 votes.

Please feel free to contact me on (202) 386-6207 or by e-mail at lashercorson@gmail.com if additional information is needed. Thank you for holding both records open (during the Commission's December 11th and December 18th hearings) until December 29th for ANC-2A's recommendations to be given "great weight."

Sincerely,

L. Asher Corson
Chairman

Enclosures

cc: Wayne Quin, Esq. for the Applicant
Barbara Kahlow for the WECA

ZONING COMMISSION
District of Columbia

08-19

32

ZONING COMMISSION
District of Columbia
CASE NO.08-19
EXHIBIT NO.32

12/17/08

**THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION
(ANC-2A) ON 2013 H STREET**

WHEREAS, 2013 H Street, N.W. is “one of the few remaining examples of the once elegant residential neighborhood that existed in this section [Foggy Bottom] of Washington,” dating from 1888 and with both the 3-story row house and 2-story carriage house “remarkably intact” and with an open feel (11/20/08 HPRB Staff Report); and

WHEREAS, the proposed 7-story addition to the 3-story 2013 H row house, which would result in a 379% increase in gross square feet (from 6,225 s.f. to 29,801 s.f.), would overwhelm the integrity of the row house and would block the air and light from the sister 3-story residential townhouse at 2021 H, which also dates to the same period; and

WHEREAS, the Applicant has filed an application with the Zoning Commission (Case No. 08-19) for upzoning the site from R-5-D, which is 100% residential zoning and with a limit of 3.5 floor area ratio (FAR) in density and a maximum of 75% lot occupancy, to C-3-C, which is 100% commercial zoning and allowing an 86% increase in FAR to 6.5 FAR and 100% lot occupancy; and

WHEREAS, the site is located in a huge R-5-D area with the only all-commercial zoning either along Pennsylvania Avenue or in approved Planned Unit Developments (PUDs) in which some amenities are required as a quid-pro-quo for the adverse impacts on our community; and

WHEREAS, upzoning from all residential to all commercial zoning would set a dangerous precedent which could adversely change the residential and mixed-use character of both Foggy Bottom (south of Pennsylvania Avenue) and of the West End (north of Pennsylvania Avenue); and

WHEREAS, the Applicant will be additionally requesting a variance from the Board of Zoning Adjustment (BZA) for the parking space requirements for C-3-C zoning;

NOW THEREFORE, BE IT RESOLVED, for all of the reasons recited herein, that the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A) opposes the upzoning proposal and will oppose any proposed variance from the parking space requirements, when requested.