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Foggy Bottom & West End ANC

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.

ZONING COMMISSION
District of ColumbiaCASE NO. 08-19EXHIBIT NO. 34ZONING COMMISSION
District of Columbia
CASE NO. 08-19
EXHIBIT NO. 34