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March 16, 2016

Anthony J. Hood, Chairman
Zoning Commission
Office of Zoning
441 4th Street NW, Room 220 South
Washington, DC 20001

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VIA IZIS (Interactive Zoning Information System)

RE: ZC Case No. 16-03, Application of DB Residential Hill East, LLC, an affiliate of Donatelli Development (the "Applicant") (Square 1112E, Lots 802, 803, and 804):

Dear Chairman Hood;

At a properly noticed Advisory Neighborhood Commission meeting on March 8, 2016, with a quorum of 6 Commissioners present, the Commission voted 10-0-0 to support the Hill East Design Review application of DB Residential Hill East LLC and the relief sought in the Applicant's application as follows:

Special exception approval for parking access on a secondary street (11 DCMR § 2815.9) and the following areas of relief pursuant to 11 DCMR § 2803.1: (i) maximum building height (§ 2808.1); (ii) parking (§§ 2815.1, 2815.2, 2101.1); (iii) loading (§§ 2815.3, 2815.4, 2201.1); and (iv) lot occupancy (§ 2808.1).

ANC 6B does not believe negative impacts will be generated by the granting of these Variances and Special Exception.

ANC 6B understands that:

1. the property consists of approximately 2.6 acres of land area. The Property is a compilation of two parcels -- Parcel F-1 and Parcel G-1 in the HE District;
2. Parcel F-1 is located in the HE-1 Zone District and is bound on the west by 19th Street, on the north by Burke Street, and on the south by C Street. Parcel G-1 is located in the HE-1 and HE-2 Zone Districts and is bound on the west by 19th Street, on the north by C Street, on the south by Massachusetts Avenue, and on the east by 20th Street;
3. the Applicant desires to construct two mixed use buildings containing retail and residential uses with below grade parking;

4. in order for this development to be allowed, under 11 DCMR §2801.1, design review is required from the Zoning commission pursuant to the requirements of the Hill East (HE) District set forth in 11 DCMR §§ 2812 through 2814; and
5. the community supports the creation of housing and retail in the Hill East District.

Finally, we note that most of the affected residents live with the borders of ANC 6B. Therefore, Advisory Neighborhood Commission 6B recommends that the District of Columbia Zoning Commission accord ANC 6B recommendation the Great Weight provided for in the ANC statute and approve the application in question.

Sincerely,

A handwritten signature in black ink, appearing to read "KOldenburg", written over the printed name.

Kirsten Oldenburg
Chair ANC 6B

Attachment: Form 129

cc: The Honorable Charles Allen, DC Councilmember for Ward 6
Mr. Larry Clark, DK Development



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	ZC #16-03	Case Name:	DB Residential Hill East LLC
Address or Square/Lot(s) of Property:	Hill East Square 1112E, Lots 802, 803, and 804		
Relief Requested:	Variances as noted on the attached letter		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	3	/	0	8	/	1	6	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Postings on the ANC website on February 26 and March 4, 2016.												
Number of members that constitutes a quorum:	6				Number of members present at the meeting:	10							

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

While this application covers a development within Ward 7 and ANC 7F, most of the affected residents reside within the borders of ANC 6B on or west of 19th Street SE.

See also attached letter of March 16, 2016.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 6B voted to support the project in full and specifically the special exception and variances requested in the application.

See also attached letter of March 16, 2016.

AUTHORIZATION

ANC	6	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10-0-0
Name of the person authorized by the ANC to present the report:			Chair	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Kirsten Oldenburg	
Signature of Chairperson/ Vice-Chairperson:				Date: 3-16-16

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.