

ANC 7F

The Crossroads - East of the River - Where Communities Meet

March 15, 2016

P.O. 62248
Washington, DC 20019

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**Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001**

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 Members of the Commission:

Advisory Neighborhood Commission ("ANC") 7F conducted a public meeting on March 15, 2016, at the Washington Tennis and Education Foundation, to consider the above referenced application.

At the ANC's meeting, duly noticed and with this case listed on the agenda, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 7F voted unanimous to support the design review application and zoning relief requested by the Applicant and said support be communicated in writing to the District of Columbia Zoning Commission.

Based on the Applicant's presentation to the ANC, it is our understanding that:

1. The property is 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.

5. In addition, the Applicant requests 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).
6. The community supports the creation of housing and retail in the Hill East District.
7. The commission request that at least 30% of the units in the complex be two to three bedroom units that would also be included in the affordable housing portions.
8. The Commission does not believe any negative impacts will be generated by the granting of these Variances and Special Exception.

For the reasons listed above, Advisory Neighborhood Commission 7F recommends that the District of Columbia Zoning Commission accord ANC 7F recommendation the Great Weight provided for in the ANC statute and approve the application in question.

Sincerely,



Commissioner Sheila Carson-Carr
Chairperson, Advisory Neighborhood Commission 7F