

2000 14TH STREET NW
SUITE 100B
WASHINGTON, DC 20009
(202) 481-3462
1B@anc.dc.gov
@ANC1B

COMMISSIONERS

LARRY HANDERHAN
VICE-CHAIR
1B01@anc.dc.gov

FRANK CHAUVIN
1B02@anc.dc.gov

JAMIE SYCAMORE
1B03@anc.dc.gov

SANTIAGO LAKATOS
TREASURER
1B04@anc.dc.gov

ALAN KENSEK
1B05@anc.dc.gov

MIGUEL TRINDADE DERAMO
SECRETARY
1B06@anc.dc.gov

ASHLEIGH FIELDS
1B07@anc.dc.gov

SABEL HARRIS
CHAIR
1B08@anc.dc.gov

TUCKER JONES
1B09@anc.dc.gov

Resolution regarding Zoning Commission Case 23-26 (at 1617 U St NW and 1620 V St NW)

Whereas, the District Office of Planning (“OP”) in November of 2023 proposed two text amendments in Zoning Commission case ZC 23-26 on the 1617 U Street site (“1617 site”) to create a building height transition setback (“setback amendment”) and side yard (“side yard amendment”) for the MU-10 zone on Square 175; and

Whereas, the two text amendments were companion cases to an earlier case ZC 23-02, which was a map amendment to change Lots 826 (1617 U Street, N.W.) and 827 (1620 V Street, N.W.) on Square 175 from MU-4 to MU-10; and

Whereas, the purpose of both text amendments was in response to an earlier hearing at the ANC on the impact MU-10 zoning would have on existing residential zones north (“setback”) and east (“side yard”) of the site; and

Whereas, the two text amendments were put on hold until ZC 23-02 was decided. In the fall of 2024, the Zoning Commission (“ZC”) issued a final decision on 23-02, which split the zoning on the site between a MU-4 zone and a MU-10 zone; and

Whereas, OP is recommending the ZC adopt on the side yard amendment in case 23-26, but is not recommending ZC adopt on the setback amendment, as revised boundary of the MU-10 zone on the north side of the 1617 site is now 80 feet back from V St; and

Whereas, the ANC 1B Economic Development (ED) committee heard from OP and community members at its regular meeting on October 18, 2024; and

Whereas, the ZC is scheduled to hear case 23-26 on December 5, 2024; and

Whereas, at the ED committee hearing, we heard positive feedback on the side yard amendment. We also heard continuing concerns about space and light at the rear of the V St. rowhouses and 16th street row houses from a new building at the 1617 V Street site; therefore now be it

Resolved, that ANC 1B supports the Zoning Commission case ZC 23-26 as it appears in the case log on Thursday November 7, 2024, as described in Exhibit 2,

Set Down Report, dated November 20, 2023. This includes keeping the maximum height of 40 feet in the area that is zoned as MU-4; and be it

Resolved, that ANC 1B requests that OP provide at the ZC hearing aerial illustrations and street level illustrations from the Rochelle Apartments and V Street row houses that includes vertical elevation drawings of the side yard and setbacks; and be it

Resolved, that ANC 1B requests that OP confirm targeted engagement with owners and residents of the V Street row houses and 16th Street row houses prior to the ZC hearing.

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Certification:

After providing sufficient notice for and with a quorum of 9 of 9 present at its November 7, 2024, meeting, Advisory Neighborhood Commission 1B voted, with 6 yeas, 3 nays, and 0 abstentions, to adopt the above position.



Sabel Harris
Chair, ANC 1B



Miguel Trindade Deramo
Secretary, ANC 1B