



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

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ANC 6E02: Kevin L. Chapple, *Treasurer*
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ANC 6E07: Alfreda S. Judd

PO Box 26182, LeDroit Park Station
Washington, DC 20001

May 16, 2016

MARNIQUE Y HEATH
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Heath:

Regarding BZA Case No. 19254, Application of 1612 Seventh Street NW LP, 1612-16 7th Street, NW (Square 420, Lot 38):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, May 3, 2016 at the Northwest One Library, 155 L Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously (6 in favor, none opposed, and no abstentions) to support the BZA Application for Variance/Special Exception for 1612 Seventh Street NW LP for lot occupancy, rear yard and parking relief as well as the HPRB application for the proposed concept and massing for the renovation and expansion of the buildings at 1612-16 7th Street, NW and that said support be communicated in writing to the Board of Zoning Adjustment and Historic Preservation Review Board of the District of Columbia.

In considering this case, and as a result of questioning of the applicant at said meeting, the Commission determined the following:

- 1) The buildings in question are located in Single Member District 6E01.

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- 2) 1612 Seventh Street NW LP, pursuant to 11 DCMR §§ 3103.2 and 3104.1, has applied for variances from the lot occupancy requirements under § 772.1, the rear yard requirements under § 774.1, and special exceptions from the off-street parking requirements under § 2101.1, and the historic structure parking requirements under § 2120.6, to allow the rehabilitation of and addition to contributing historic structures for conversion to a mixed-use building with first and second floor retail uses, and eight residential units in the C-2-A District at premises 1612-1616 7th Street, NW. (Square 420, Lot 38).
- 3) After consulting with the owners of residential properties across the alley from the rear of the site, represented by the Central Shaw Neighborhood Association (CSNA), the applicant modified the plans for the project to include two parking spaces on site, which were integral to the approval of the project by both the Commission and CSNA. Neither the Commission nor CSNA would approve of the proposed project without the addition of the two proposed parking spaces due to the significant parking deficit currently being experienced in the neighborhood.
- 4) The applicant further agreed to a number of modifications to the original plans for the project and offered a number of community benefits requested by CSNA, which are incorporated into a letter of agreement between the applicant and CSNA. These modifications and benefits include changes to materials, the addition of security cameras and lighting, and financial support for a public art project.
- 5) The Commission supports the addition of ground floor and second floor retail at this location, bolstering the successful retail revitalization that has been underway on 7th Street, NW in recent years, which has been recognized by the National Trust for Historic Preservation's National Main Street Center with Great American Main Street Award finalist status for Shaw Main Streets in 2016. The Commission also supports the addition of residential at this location, adding to the mix of housing types created along 7th Street.
- 6) The Commission's Zoning and Planning Committee recommended approval of the application.
- 7) No objections to granting the relief sought were raised prior to or at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Board of Zoning Adjustment accord ANC 6E's recommendation the Great Weight provided for in the ANC statute and grant this application.

Sincerely,



Alexander M. Padro
Vice Chair
ANC 6E