



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

April 23, 2018

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: BZA 19674 (1139 6th St. NE)

Dear Members of the Board,

On April 11, 2018, at a duly noticed and regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present, this case came before ANC 6C. The commissioners voted 5-1 to oppose the application.

The applicant proposes to construct a third story atop an existing two-story rowhouse, as well as a rear addition. Our discussion focused primarily on the project's visibility from the street, which implicates the requirement at 11 DCMR Subtitle E § 5201.3(c) that an addition "not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage." Because the subject property and those along the streetfront show marked consistency, with little change from their original construction, the prominent third story proposed here would have a substantial adverse visual impact.

Visual studies 4 and 5 (case exhibits 57 and 54) show this adverse impact most clearly:





ANC 6C is mindful that the applicable standard is not as strict as that applied in historic preservation cases (where rooftop additions must generally not be visible from the opposite sidewalk). In the past—for example, BZA 19159 (650 F St. NE)—we have supported projects where the rooftop addition, while visible from the street, remained subordinate to the rhythm and scale of an intact row of houses.

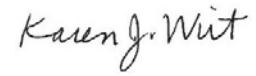
Unfortunately, the present application, even in its revised form, fails to meet the criteria in section 5201.3(c). The property stands in a series of nearly identical rowhouses constructed as a group. Numbers 1135 through 1141 all retain their original pyramidal turrets. None of these houses—indeed, none of the houses along the entire block face from Morton Place to Orleans Place—have any rooftop additions, let alone a third story visible from the public right-of-way.

As seen in the renderings above, the third-story addition proposed here would dwarf these character-defining turrets. As a result, we believe that the proposal in its current form cannot be reconciled with the zoning regulations, and therefore recommend that the Board deny the application.

Finally, our vote authorized Commissioner Mark Eckenwiler (6C04) to testify on this case before the Board.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt
Chair, ANC 6C