


Capitol Hill / Southeast

November 7, 2018

921 Pennsylvania Avenue SE
Washington, DC 20003-2141
6B@anc.dc.gov

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Mr. Frederick Hill, Chairperson
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

VIA: Interactive Zoning Information System Filing

RE: BZA # 19864 – 526-528 8th Street, SE: Special exception and variance relief to redevelop an existing surface parking lot with a three-story commercial building.

Dear Chairman Hill:

At a regularly scheduled, properly noticed, meeting on 9 October 2018, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 10-0-0 in support of the above-referenced request.

The ANC found the arguments in favor of zoning relief by the applicant credible, and we believe that the proposed project in its current form will be a notable improvement to the block, balancing the transit-oriented nature of the site and the benefits of new development at this location. The steps taken by the applicant to address bike parking and street-frontage delivery will offset the potential adverse effects of the relief requested.

Please find enclosed a completed copy of Form 129.

Please contact Commissioner Nick Burger, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at 6b06@anc.dc.gov or 202-246-9928 if you have questions or need further information.

Sincerely,



Daniel Ridge
Chair, ANC 6B

Applicant/Architect: Owner: MDP 526 8th Street LLC/ Architect: Lawrence Ferris,
Goulston & Storrs
P&Z Chair: Nick Burger
SMD Commissioner: Kirsten Oldenburg, 6B04

Board of Zoning Adjustment
District of Columbia
CASE NO.19864
EXHIBIT NO.45



**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.: | | Case Name: | |
| Address or Square/Lot(s) of Property: | | | |
| Relief Requested: | | | |

ANC MEETING INFORMATION

| | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---------------------------|-----|--------------------------|----|--------------------------|--|
| Date of ANC Public Meeting: | D | D | / | M | M | / | Y | Y | Was proper notice given?: | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | |
| Description of how notice was given: | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Number of members that constitutes a quorum: | | Number of members present at the meeting: | | | | | | | | | | | | |

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*):

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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*):

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AUTHORIZATION

| | | | |
|--|---|---|--|
| ANC | | Recorded vote on the motion to adopt the report (i.e. 4-1-1): | |
| Name of the person authorized by the ANC to present the report: | | | |
| Name of the Chairperson or Vice-Chairperson authorized to sign the report: | | | |
| Signature of Chairperson/ Vice-Chairperson: |  | Date: | |

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

INSTRUCTIONS

Pursuant to 11 DCMR §§ 3012.6 and 3115.2, the Zoning Commission and Board of Zoning Adjustment shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.
3. Submission deadlines are as follows:

For Zoning Commission:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a contested case under § 3022.
- b. ANCs may file this form as long as the case record is open, if they wish to participate in a rulemaking case under § 3021.

For Board of Zoning Adjustment:

- a. ANCs must file this form at least seven (7) calendar days in advance of the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov