



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

November 3, 2020

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

Re: BZA 20303 (20 Massachusetts Ave. NW)

Dear Members of the Board,

On September 9, 2020, at a duly noticed and regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present via videoconference, this case came before ANC 6C. The commissioners voted 6-0 to support the application and to authorize Commissioner Mark Eckenwiler (6C04) to testify on the ANC's behalf.

The applicant seeks permission to renovate and expand this existing office building for a combined retail/office/hotel use. ANC 6C supports this adaptive re-use, but strictly conditions its support on the Board's approval order imposing a prohibition against the use of any amplification device to play music on (or project music into or onto) the roof terrace.

This condition arises from our concern, and that of nearby residents to the south, over the potential for disruptive noise. We believe that conditioning our support in this fashion ensures compliance with the requirement not to adversely affect the use of neighboring property, *see* 11-X DCMR § 901.2(b), and the regulations permit the Board to impose this requirement "to protect adjacent or nearby property" under 11-X DCMR § 901.4. (We took the same position last year on a proposed rooftop terrace at 50 F St. NW across the street. See BZA 20168 Case Exhibit 37, <https://app.dcoz.dc.gov/Content/Search/Download.aspx?exhibitid=190654>.)

Finally, we note that the applicant has in its pre-hearing statement signaled its willingness to accept such a condition. See Case Exhibit 32 at 5.

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

Sincerely,

Karen Wirt
Chair, ANC 6C