



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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April 15, 2021

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001
bzsubmissions@dc.gov

RE: Board of Zoning Adjustment Application by Georgetown 29K Acquisitions, LLC for Special Exceptions from the Loading Berth Requirements, the Penthouse Single Enclosure Requirements, and the Penthouse Setback Requirements to Convert an Existing, Detached, Non-Residential Building to a 10-Story with Parking Garage and Penthouse Detached, Residential Building at 1051-1055 29th Street NW (BZA #20443)

Dear Chairperson Hill,

On March 30, 2021 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by eight commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (8-0-0) with regard to the above-referenced matter:

ANC 2E supports the application for special exceptions from the loading berth requirements, the penthouse single enclosure requirements, and the penthouse setback requirements to convert an existing, detached, non-residential building to a 10-story with parking garage and penthouse detached, residential building at 1051-1055 29th Street NW.

With respect to the loading berth requirements, ANC 2E believes that the applicant's proposed loading, service, and delivery space for the project functions as necessary for the project while appropriately utilizing the limited opening in the historic wall which will be saved as part of the construction project. As such, the ANC supports the requested special exception from the loading berth requirements related to Subtitle C § 901.1 and encourages the applicant to continue to work closely with neighbors across the street to ensure that the truck traffic does not become a nuisance to neighbors across the street.

COMMISSIONERS:

Kishan Putta, District 1	Jenny Mitchell, District 2	Rick Murphy, District 3
Anna Landre, District 4	Lisa Palmer, District 5	Gwendolyn Lohse, District 6
Elizabeth Miller, District 7	Matias Burdman, District 8	

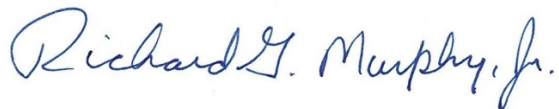
Board of Zoning Adjustment
District of Columbia
CASE NO.20443
EXHIBIT NO.31

With regards to the penthouse single enclosure requirements and the penthouse setback requirements, ANC 2E appreciates the work which has been done to provide ADA accessibility and shade and believes that the park's approved design will serve the entire community well. As such, the ANC supports the request for special exceptions related to Subtitle C § 1500.6 and § 1502.1.

Finally, ANC 2E understands that the applicant will be requesting a special exception related to Subtitle C § 707.3a. Although it is not in the record yet, the ANC expects it to become part of the Board of Zoning Adjustment (BZA) review in the near term and, in an attempt to ensure that the ANC schedule does not hold up this review, the ANC would like to provide comments on this "over parking" issue. ANC 2E very much supports the applicant's inclusion of 95-105 self-park spaces for residents, removing the burden of residents' parked cars in the existing too-few RPP parking spaces in our community. The ANC supports the applicant's commitment to work with the District Department of Transportation (DDOT) to provide a suitable mitigation measure, including, but not limited to, the applicant potentially planting additional trees and maintaining the existing metered spots on the block where the development is located.

Commissioners Lisa Palmer (2E05@anc.dc.gov) and Rick Murphy (2E03@anc.dc.gov) are the Commission's representatives in this matter.

Respectfully submitted,

A handwritten signature in blue ink that reads "Richard G. Murphy, Jr." The signature is written in a cursive, flowing style.

Rick Murphy
Chair, ANC 2E