



District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013



July 12, 2013

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 Fourth Street, NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18591 (Spot on H, 1255 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly¹ noticed monthly meeting on July 11, 2013, our Commission voted 8-0 (with 5 Commissioners required for a quorum) to support the applicant's request for variance relief pursuant to §3103.2 from the requirements for maximum floor area ratio (FAR) set forth at §771.2, the parking requirements set forth at §2101.1, and the loading facility requirements set forth at §2201.1.

The Commission supports granting the requested variances subject to certain conditions stated hereinafter. The ANC has found the strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant. Granting the requested relief, subject to the conditions below, will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

The ANC requests that the Board of Zoning Adjustment (BZA) set as conditions of the order the following:

- 1/. That space be set aside within the property boundaries to completely contain trash and recycling bins, ensuring no use of public space for trash containment;
- 2/. That a loading area be preserved at the back of the southern lot for the use of delivery vehicles;
- 3/. That the owner contract with a professional exterminator who will make monthly visits for the control of rodents; and

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC- 6A and NewHillEast yahoo groups, on the Commission's website, and through print advertisements in the *Hill Rag*.

4/. That the third floor be placed at the rear of the southern lot, as shown on the plans, to provide sound mitigation.

In supporting a grant of the requested relief, the Commission specifically recognizes the benefit the applicant's business will provide for the community (serving as a laboratory residency for students undertaking culinary training under the executive chef/owner under the Careers through Culinary Arts Program (C-CAP)), as well as the sound mitigation efforts being undertaken by the applicant, including the enforcement of an 11:00 pm closing time and a prohibition against the playing of amplified music on the building's roof deck.

Please be advised that David Holmes, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at David.Holmes@anc.dc.gov.

On behalf of the Commission,

A handwritten signature in black ink that reads "David Holmes". The signature is written in a cursive, flowing style with a prominent initial "D".

David Holmes
Chair