



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



June 12, 2015

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 19021 (1300 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on June 11, 2015,¹ our Commission voted 6-0 (with 5 Commissioners required for a quorum) to support, under certain conditions discussed below, the Applicant's request for a variance from the off-street parking requirements set forth at § 2101.1, and for special exceptions from the roof structures requirements under §§ 411.5 and 770.6, the HS-A Overlay requirements under § 1320.4(f), and the HS Overlay Design and Special Exception requirements under §§ 1324.10 and 1325.1. The applicant seeks the requested relief to construct a new four-story, mixed-use building with ground floor retail containing 36 residential dwelling units in the HS-A/C-2-A District.

The Commission supports granting the requested variance from the off-street parking requirements because strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. However, the Commission supports granting of the off-street parking variance only on the condition that: 1) a covenant be recorded in the land records requiring that each lease or contract for sale of a residential unit prohibit the tenant or owner of the unit from obtaining a residential parking permit; and that 2) the applicant for all purposes treat the building as fronting on H Street, N.E., including assigning or causing the District to assign an H Street, N.E. address to the building and each of its units.

The Commission also supports granting the requested special exceptions because the two proposed roof structures with disparate heights will not unduly affect the light and air available to neighboring properties nor will they unduly compromise their privacy of use and enjoyment. In addition, the absence of a residential entrance on H Street, N.E. is, in

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc6a@yahoogroups.com, and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



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the view of the Commission, not inconsistent with the overall goals of the H Street, N.E. design overlay.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at philanc6a@gmail.com and Mr. Hysell can be contacted at hysell6a06@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A