



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



January 21, 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. 19165 (1301 H Street, NE)

Dear Mr. Moy:

At a regularly scheduled and properly noticed meeting on January 14, 2016,¹ our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for variances from the off-street parking requirements under § 2101.1, the parking aisle width requirements under § 2117.5, and the loading berth requirements under § 2201.1, and a special exception from the HS Overlay requirements under § 1320.4(f), to convert a vacant church into a new four-story, mixed-use commercial and residential building in the HS-A/C-2-A District.

The Commission supports granting the requested variances 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, provided that certain conditions are met. Specifically, the Commission supports granting the requested relief only on the conditions that Residential Parking Permit restrictions will be in place; provided DCHD approval, a covenant be recorded in the land records requiring that each lease or contract for sale of a residential unit require the tenant or owner of the unit update their address information with the District of Columbia Department of Motor Vehicles within 60 days of the settlement date and as required under D.C. law; the building will use on H Street address; that any construction or related work in public space taking place on a Saturday shall take place between the hours of 9 am and 7 pm only; and the developers will use a consistent design on the side of the Thirteenth (13th) Street side of the building that face rowhouses.

Please be advised that Brad Greenfield 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. Greenfield can be contacted at Brad.Greenfield@gmail.com.

On Behalf of the Commission,

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.

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A