



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



July 15, 2016

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. 19308 (1111 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on July 14, 2016,¹ our Commission voted 5-2 (with 5 Commissioners required for a quorum) to support the Applicant's request pursuant to 11 DCMR §§ 3103.2, 3104.1, and 411, for variances from the court requirements under § 776, the off-street parking requirements under § 2101.1, the lot occupancy requirements under § 1324.4, and the HS overlay design requirements under § 1324.4, and a special exception from the single-enclosure penthouse requirements under § 411.6, to renovate an existing structure into an apartment building containing up to eight dwelling units with ground-floor retail in the HS-R/C- 2-C District.

The Commission supports granting the requested variances because of the exceptional practical difficulties posed by the nature of this property. The alley behind the property is situated to make additional parking spots exceedingly difficult to provide. In addition, the property is unusually narrow, and as such posed particular design hurdles to the owner. In order to ensure the comfort and enjoyment of the residents, the developer wishes to add a courtyard and penthouse structures to the building. Because of the particularly narrow width of the property, variances are required to make these additions to the property.

ANC6A supports granting the requested relief, subject to following conditions: 1) that the developer provide \$25,000 for community improvements to a Capital Bikeshare location at corner of 11th & H Streets NE or another nearby ANC6A station; and 2) install an exterior camera to improve the overall security in the area on their building or another on the same block. Both conditions are to be met within 60 days of the issuance of the development's building permit. Given the hardships of developing the site and the community-serving conditions agreed to by the developer, ANC6A is pleased to support this project, which will preserve an historic façade and add welcome residential density and retail space in our community.

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,

Phil Toomajian

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



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Chair, Advisory Neighborhood Commission 6A