



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



September 9, 2011

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

Re: BZA Case #18247 (1309-1311 H Street NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ held on September 8, 2011, our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the applicant's request for variance from the floor area ratio requirements under §§771.2, a variance from the rear yard requirements under §774, a variance from the off-street parking requirements under §§2101.1, and a variance from the loading requirements under §§2201.1.

The Commission believes that the variances from the off-street parking and loading requirements are justified because the rear of the lot lacks alley or side-street access, and the H Street NE Zoning Overlay specifically prohibits creating curbcuts on H Street to provide parking and loading.

The loading issues will be partially mitigated by an easement provided by the church at 13th and H Streets, which will allow deliveries to be made to, and trash removed from, the rear of the building.

The Commission supports the variance for the rear yard setback requirements because the current structure occupies 100% of the lot and a portion of the building would need to be demolished in order to comply with §774.

Finally, the Commission supports the variance from the floor area ratio requirements under §§771.2 to allow a non-residential FAR of 2.67 because the "core" part of the building (stairways, bathrooms, kitchens, storage and trash

¹ Our meetings are announced on ANC6A-announce@yahoogroups.com, ANC-6A@yahoogroups.com, the 6A website at www.ANC6A.org, and through advertisements in the *Hill Rag*.

receptacles) will comprise more than 50% of the floor area. Given the small size of the structure, the additional non-residential FAR will be necessary to make the proposed restaurant viable.

Please be advised that Drew Ronneberg and David Holmes are authorized to act on behalf of ANC 6A for the purposes of this case. Commissioner Ronneberg can be reached by phone at 202-431-4305 or by email at ronneberg6a02@gmail.com.

On behalf of the Commission,

A handwritten signature in cursive script that reads "David Holmes". The signature is written in dark ink and is positioned above the printed name and title.

David Holmes
Chair