

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



September 26, 2006

Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: Letter of Authorization for BZA #17521

Board Members:

At our regularly scheduled and properly noticed monthly meeting on September 14, 2006, Advisory Neighborhood Commission 6A voted unanimously to oppose the variances and special exceptions requested by the 601-605 H Street Ventures LLC.

Our Commission is requesting party status in this case because it is the first time an applicant has been required to obtain a special exception for the H Street NE Neighborhood Commercial Overlay District design guidelines. Our Commission believes that compliance with the design guidelines is essential to insuring that buildings on lots greater than 6,000 square feet fit into the architectural context of historic H Street NE. It is our position that the proposed building does not comply with the mandatory design guidelines of the H Street NE Design Guidelines referenced in §1325.1a of the H Street NE Neighborhood Commercial Overlay District.



Specifically, it is our position that:

1. The applicant's plan has not received adequate community input.
2. The current application is flawed because the FAR of the building in the C-2-A portion of the lot exceeds the 2.5 FAR standard outlined in §771.1.
3. The applicant has not met the standards of §3103 and §3104 required to justify the granting of the requested variances and special exceptions.

Please be advised that Mr. Terres Andrew (Drew) Ronneberg is authorized to act on behalf of ANC 6A for the purposes of this case.

On behalf of the Commission,

Joseph Fengler, Chair  
Advisory Neighborhood Commission 6A  
[fengler6a02@yahoo.com](mailto:fengler6a02@yahoo.com), (202) 423-8868

Form 140 (Revised 03/15/02)		Case No. <input type="text"/>	
 <b>PARTY STATUS APPLICATION</b> 			
Notice: <a href="#">Click Here for Application Form Instructions</a>			
Name:* Terres A. Ronneberg (representative of ANC 6a)			
Address:* 646 11th St NE		City:* Washington State:* DC Zip:* 20002	
Phone:* (202)431-4305		Fax: Email: drew_ronneberg@yahoo.com	
I, hereby request to appear and participate as a party.		Signature: Date:* 09/22/2006	
Will you appear as a(n) <input type="checkbox"/> Proponent <input checked="" type="checkbox"/> Opponent		Will you appear through legal counsel <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please enter the name and address of such legal counsel.			
Name:			
Address:		City: State: Zip:	
Phone:		Fax: Email:	
<b>Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)</b>			
1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*			
The H Street N.E. Neighborhood Commercial Overlay District applies to properties in ANC 6c and ANC 6a. If special exceptions for provisions in the H Street N.E. Neighborhood Commercial Overlay District are granted in ANC 6c properties, it will also affect the development of H Street properties in ANC 6a. ANC 6A believes that compliance with the design guidelines is essential to insuring that buildings on lots greater than 6000 square feet fit into the architectural context of historic H Street. It is ANC 6A's position that the proposed building does not comply with the mandatory design guidelines of the H Street N.E. Design Guidelines referenced in §1325.1a of the H Street N.E. Neighborhood Commercial Overlay District.			
2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*			
None			
3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*			
The western boundary for ANC 6a is at 8th St. NE. The property is on the 600 block of H Street NE.			
4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*			
As this case is the first one where the design guidelines of §1325.1a will be applied, a granting of special exceptions for §1325.1a with the current design will essentially make §1325.1a unenforceable.			
5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*			
None			
<b>6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*</b>			
ANC 6a will be affected more by this decision than any other ANC with the exception of ANC 6c because the H Street N.E. Neighborhood Commercial Overlay District only encompasses properties within ANC 6a and ANC 6c.			

Joseph Fessler, Chair  
ANC 6A