



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



November 14, 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. 19344 (1336 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on November 10th, 2016¹, our Commission voted 5-0 (with 5 Commissioners required for a quorum) to oppose the request for the owners of 1336 H Street, NE. Specifically, the applicant seeks log occupancy relief for the residential levels, as well as court width relief for the residential levels. The Applicant is also requesting rear yard relief in order to provide for an external stairway that will extend into the otherwise open rear yard. This request for special exception relief from these development standards is provided pursuant to Subtitle H § 1200.1 of the 2016 Zoning Regulations.

The ANC strenuously objects to the granting of FAR relief for this property for facade preservation. The facade of this building collapsed in 2013 due to long-term negligence of the building. The H Street Design Requirements specify that the FAR bonus is only available for the preservation of a facade that existed before 1958. Since the pre-1958 facade collapsed, the ANC believes that it is inappropriate to apply this bonus.

Any claims that the collapse was an “act of God” are unwarranted since the root cause was negligence. The fact that a permit was issued just before the collapse does not overcome the fact that long-term abandonment and neglect resulted in the destruction of the original facade and replacement with a newer one. The precedent set by allowing the FAR bonus in this case will result in a dismantling of the intention of the facade preservation bonus, with H Street developers allowed to claim the bonus under almost any circumstances short of a full raze of a building.

Please be advised that Brad Greenfield, Commissioner Stephanie Zimny, our former Chair David Holmes, 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. Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On Behalf of the Commission,

Phil Toomajian
Chair, Advisory Neighborhood Commission 6A

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.