



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



September 9, 2011

Ms. Sharon S. Schellin
Secretary, Zoning Commission
Office of Zoning
One Judiciary Square
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

Re: ZC Case 10-19 - ANC 6A Supports Maintaining C-3-A Zoning for Lots 141, 142, 143 and 848 on Square 1027

Dear Ms. Schellin,

At a regularly scheduled and properly noticed meeting¹ on September 8, 2011, our eight member Advisory Neighborhood Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the Office of Planning's request to keep Lots 141, 142, 143 and 848 on Square 1027 zoned C-3-A in Zoning Commission Case #10-19.

The ANC supports this request because Valor Development has proposed a well-designed residential development on Square 1027 Lot 848 that implements the H Street Overlay's Design Standards and Guidelines. We believe that this development nicely fits into the architectural fabric of surrounding rowhouses on Maryland Avenue, NE.

Valor is proposing a structure with a FAR of approximately 3.5, which is only slightly greater than what is permitted as a matter of right in a C-2-A zone (3.0 FAR with IZ bonus) and much less than what is permitted in a C-3-A zone (4.8 FAR with IZ bonus). In addition, the proposed height of 63 feet is significantly less than what is permitted as a matter of right in a C-3-A/HS-A zone (70 feet).

We are confident that the proposed structure will be constructed because the developer has committed to placing a 10-year deed restriction on the property that will restrict the building's density to no greater 3.5 FAR. In addition, Valor has entered into a binding agreement with ANC 6A to construct the proposed design.

Although there will be no similar deed restriction for Lots 141, 142 and 143, these properties do not front on Maryland Avenue and abut the C-3-A properties fronting H Street immediately to the north. As such, we do not believe that keeping these properties zoned C-3-A will negatively impact the predominately residential rowhouse character of Maryland Avenue, NE.

On the other hand, ANC 6A strongly believes that lots 840, 841 and 804 should be downzoned from C-3-A to C-2-A as in the proposed Final Order. The downzoning of these lots will permit a

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

smoother density transition from the C-3-A zoned Lot 848 to the R-4 zoned Lot 32, which are separated by approximately 60 feet.

Please be advised that Commissioners Drew Ronneberg, David Holmes and Andrew Hysell are authorized to represent the ANC for the purposes of this case. Commissioner Ronneberg can be reached at 202-431-4305 or ronneberg6a02@gmail.com.

On behalf of the Commission,

A handwritten signature in cursive script, appearing to read "David Holmes".

David Holmes
Chair

cc: Harriet Tregoning, Office of Planning Director
Jennifer Steingasser, Office of Planning
Joel Lawson, Office of Planning