



Government of the District of Columbia

Advisory Neighborhood Commission 6C

P.O. Box 77876 Washington, D.C. 20013, (202) 547-7168

June 19, 2017

Mr. Frederick L. Hill, Chairman
D.C. Office of Zoning
Board of Zoning Adjustments
441 Fourth Street NW, Suite 200 S
Washington, DC 20001

Re: 1005 First Street NE, BZA 19507, application for special exceptions for garage and loading entrances and for penthouse use; variance from the closed court area

Dear Mr.Hill,

On June 14, 2017, at a duly noticed regularly scheduled monthly meeting of ANC 6C, with a quorum of six out of six commissioners and the public present, the current matter came before ANC 6C.

The applicant received zoning relief in 2013 (BZA 18516) from loading and court requirements for a previous office/retail/residential proposal. Since then the applicant's plans have changed. The current application seeks relief for a penthouse use, loading ramp grade (14% vs. 12% maximum), and court dimensions.

As before, the site is a trapezoidal lot posing certain challenges, especially for below-grade ramps, parking, and circulation.

The commissioners voted unanimously to support the project but included a recommendation that the applicant commit to work with the NoMa BID to discuss the public-realm plans and to integrate them into the applicant's own. The current new design does not relate as well to the public space along L Street, for which the NoMa BID and DDOT have discussed various park and park-like uses.

Thank you for giving great weight to recommendations of ANC 6C.

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair

