



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

November 6, 2017

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: BZA 19609 (226 Massachusetts Avenue NE)

Dear Members of the Board,

On October 11, 2017, at a duly noticed and regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present, this case came before ANC 6C. The commissioners voted 6-0 to support the application as set forth below.

The applicant proposes to construct a new office building adjacent to applicant's current headquarters and connect the two structures. The applicant seeks relief from the 15' rear yard requirement by providing a triangular rear yard 15.1' deep at its greatest extent (and 7.7' deep on average), and from the requirement to provide 5 parking spaces. Finally, the application requests a variance to construct to a height of 44', which is 4' above the maximum.

ANC 6C agrees that the application meets the criteria for relief owing to the trapezoidal shape of the lot and its landlocked status. We likewise believe that height relief is appropriate in order to align the new structure's floor plate with the existing building to the west. Doing so allows for greater efficiency (e.g., no need to construct separate stairwells or other building-core elements that would consume a substantial fraction of the floor area).

We note, however, that the public space design is incompatible with the recommendations made by ANC 6C when it reviewed this project for HPRB clearance in June 2016. We urged then, and still believe, that the public space in front of the site needs to be more open, welcoming, and accessible to the general public. That being said, we recognize the ANC's public space concerns are not within the BZA's purview.

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

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt
Chair, ANC 6C