On December 11, 2019, 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 conditionally support this application and to authorize 6C04 Commissioner Mark Eckenwiler to present testimony at the hearing.

The applicant proposes to renovate an existing penthouse, which is devoted largely to mechanical uses, and to construct a 249sf addition as well as a new rooftop terrace on the north and east sides of the penthouse. In general, ANC 6C has no objection to the proposal and agrees that the application satisfies the special-exception criteria for the Capitol Security Sub-Area.

Our chief area of concern has to do with the potential for disruptive noise—specifically, amplified sound—from the rooftop terrace. The new rooftop terrace on the east side will extend several dozen feet to the south, putting it in a direct line of sight with the Capital Plaza Apartments at 35 E St. NW, which sits on the same square south and slightly west of 50 F St. NW. (See Exh. 6, Architectural Plans & Elevations, at sheet TA 1.3 (Key Plan aerial photo).) Several building residents expressed their concerns about disruptive evening-hour noise from other nearby roof terraces and the potential for additional disruption from the new proposed terrace at 50 F St. NW.

Recognizing the validity of these concerns, ANC 6C’s vote was to support the project, but strictly conditioned on the Board’s approval order imposing a prohibition against the use of any amplification device to play music on (or project music into or onto) the terrace, and to oppose the application absent such a condition. We believe that conditioning our support in this fashion ensures compliance with the requirement not to adversely affect the use of neighboring property, see 11-X DCMR § 901.2(b), and that the regulations permit the Board to impose this requirement “to protect adjacent or nearby property” under 11-X DCMR § 901.4.
In a December 5 email, a representative for the applicant stated its willingness to accept the proposed restriction. We have attached a copy of that email to this letter.

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

Sincerely,

Karen Wirt
Chair, ANC 6C
RE: 50 F Street Roof Terrace

Lauren Kowall <lkowall@pzre.com>
Thu 12/5/2019 4:31 PM
To: Eckenwiler, Mark (SMD 6C04) <6C04@anc.dc.gov>
Cc: CKadlecek@goulstonstorrs.com <CKadlecek@goulstonstorrs.com>; Wirt, Karen (SMD 6C02) <6C02@anc.dc.gov>; Ferris, Lawrence <LFerris@GOULSTONSTORRS.com>

Thank you for voting to recommend to the full ANC support of our application the BZA last night. As a follow up to the meeting:

1. We would like to confirm in writing that we do not object to a condition restricting amplified music
2. We would like to ask whether our application will be treated as a consent agenda item at the meeting next week or if the ANC would like us to give a full presentation?

Thank you,
Lauren

Lauren Bosso Kowall | Vice President, Acquisitions
1680 Wisconsin Avenue, NW, Suite 300 | Washington, DC  20007
202.759.9140 direct | 845.893.1545 mobile
lkowall@pzre.com | www.pzre.com

From: Eckenwiler, Mark (SMD 6C04) <6C04@anc.dc.gov>
Sent: Monday, November 18, 2019 4:49 PM
To: Lauren Kowall <lkowall@pzre.com>
Cc: CKadlecek@goulstonstorrs.com; Wirt, Karen (SMD 6C02) <6C02@anc.dc.gov>; Ferris, Lawrence <LFerris@GOULSTONSTORRS.com>
Subject: Re: 50 F Street Roof Terrace

Yes, that's the plan.

Mark Eckenwiler
Commissioner, ANC 6C04
Vice-Chair, ANC 6C
www.anc6c.org

From: Lauren Kowall <lkowall@pzre.com>
Sent: Monday, November 18, 2019 9:44 AM
To: Eckenwiler, Mark (SMD 6C04) <6C04@anc.dc.gov>
Cc: CKadlecek@goulstonstorrs.com <CKadlecek@goulstonstorrs.com>; Wirt, Karen (SMD 6C02) <6C02@anc.dc.gov>; Ferris, Lawrence <LFerris@GOULSTONSTORRS.com>
Subject: Re: 50 F Street Roof Terrace

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