



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



March 21, 2019

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. 19913 (1511 – 1515 A Street NE)

Dear Mr. Moy:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on March 14th, 2019, our Commission voted 8-0-0 (with 5 Commissioners required for a quorum) to support the Applicant's request in BZA Case No. 19913. In this case, the Applicant requests, pursuant to 11 DCMR Subtitle X, Chapter 9, a special exception under the inclusionary zoning lot dimension requirements of Subtitle E § 201.1, to subdivide the existing lot at 1511 A Street NE into three lots and construct three new, attached flats of two units each in the RF-1 Zone at 1511-1515 A Street NE (“Special Exception” or “Request”). Included as part of this Request by the Applicant is a concept package dated September 28, 2018<sup>2</sup> (“Plans”).

Our support of the Special Exception is contingent upon the following conditions. The Applicant and subsequent property owners must:

- Adhere to the Plans presented by the Applicant in this Request, including, but not limited to design, appearance, size, and building materials. Any substantial deviations from these plans must be brought to this ANC.
- Keep the height limit of the development to no more than 35 feet for what will be designated as 1513-1515 A Street NE and 25 feet for what will be designated as 1511 A Street NE, as outlined in the Plans presented by the Applicant in this request. Our ANC notes that the current proposal appears to be below the maximum allowable height under RF-1 for three adjoining lots under simultaneous development.<sup>3</sup>
- Build the inclusionary zoning unit required under this Special Exception on-site at 1511-1515 A Street NE.
- Include at least six parking spaces on-site at 1511-1515 A Street NE.

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<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc6a@yahoogroups.com](mailto:anc6a@yahoogroups.com), and [newhilleast@yahoogroups.com](mailto:newhilleast@yahoogroups.com), at [www.anc6a.org](http://www.anc6a.org), and through print advertisements in the Hill Rag.

<sup>2</sup> The relevant concept package is Exhibit 52 of this Request.

<sup>3</sup> See Subtitle E-11, Section 303.2.



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- Not seek further zoning relief for 1511-1511 A Street NE, unless supported by this ANC.

If the BZA implements these conditions pursuant to Subtitle E § 901.4-5, then the ANC believes that this Special Exception may be “in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.”<sup>4</sup> The general purpose and intent of the Zoning Regulations and Zoning Maps should ensure that the proposed development of 1511 A Street NE will be consistent with the existing predominantly two-story residential developments in this low-to-moderate density residential neighborhood.

Please be advised that Commissioner Brian Alcorn, Economic Development and Zoning Committee Member Nicholas Alberti, and I are all authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [AmberANC6A@gmail.com](mailto:AmberANC6A@gmail.com), Commissioner Alcorn can be contacted at [alcornanc6a08@gmail.com](mailto:alcornanc6a08@gmail.com), and Mr. Alberti can be reached at [alberti6a04@yahoo.com](mailto:alberti6a04@yahoo.com).

Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [AmberANC6A@gmail.com](mailto:AmberANC6A@gmail.com).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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<sup>4</sup> Subtitle X-43, 901.2.