



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



July 10, 2015

Mr. Clifford Moy  
Secretary of the Board of Zoning Adjustment  
Board of Zoning Adjustment  
441 4<sup>th</sup> St. NW, Suite 210  
Washington, DC 20001

Re: BZA Case No. 19021 (702 15th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on July 9, 2015,<sup>1</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support, under certain conditions discussed below, the Applicant's request for a variance from the off-street parking requirements set forth at § 2101.1. The applicant seeks the requested relief to operate a medical office in the HS-A/C-2-A District.

The Commission supports granting the requested variance from the off-street parking requirements because strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant and because granting the requested relief will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. However, the Commission supports granting of the off-street parking variance only on several conditions that the Commission requests be incorporated into the zoning order, specifically that: 1) Operating hours are restricted to 9:00 a.m. to 5:30 p.m. on weekdays. After 6:00 p.m., the parking lot gate will be closed and locked and the parking lot accessible only to those entities permitted by the applicant to access the lockbox for the gate. Any cars parked after hours on the lot with the permission of the applicant must be removed prior to 9:00 a.m. on the following weekday morning; 2) No more than 36 patients may be present on the premises at any given time. No more than 12 staff members may be present on the premises at any given time. The applicant will use best efforts to evenly allocate the presence of patients over the course of the day; 3) The applicant will provide 14 onsite parking spaces for the use of patients and staff; 4) The applicant will provide incentives for staff and patients to use public transit, to carpool, and/or to be dropped off by another driver. These incentives will include the applicant making available Metro tokens and/or fare cards; 5) The applicant will provide a bicycle rack for the use of patients and staff that can hold from 15 to 20 bicycles; 6) Loitering, gathering, and smoking in front of the building will be actively monitored and will not be

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



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tolerated; 7) Double parking and idling on the streets outside the building will be actively monitored and will not be tolerated; 8) All children on the premises are required to be accompanied by an adult; 9) If there is an issue involving compliance with any of the foregoing conditions, the applicant will contact ANC 6A to discuss the issue; and 10) The applicant will provide the ANC and neighbors with a point of telephone contact.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Hysell can be contacted at [hysell6a06@gmail.com](mailto:hysell6a06@gmail.com).

On Behalf of the Commission,

Phil Toomajian  
Chair, Advisory Neighborhood Commission 6A