



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



April 19, 2014

Mr. Matthew Le Grant
Zoning Administrator
Department of Consumer and Regulatory Affairs
1100 Fourth Street, SW, Room 3102
Washington, DC 20024

Re: Notice of Potential Zoning Violation (1511 A Street, NE)

Dear Mr. LeGrant,

At a regularly scheduled and properly noticed meeting¹ on April 10, 2014, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to request that you investigate planned construction at 1511 A Street, NE that appears to have the potential to result in violations of the zoning code.

A search of the subject address at DCRA's website lists building permit B1307755 as having been filed for the property on June 12, 2013. Under the heading "Elevator Review," the website states: "Elevator Review Approved. New elevator in 18 unit APT bldg." Under the heading "Fire Review," the website states "Fire Review Approved. Plans approved as noted. 18 unit APT." It therefore appears that the owner contemplates developing the property with an eighteen unit apartment building. In addition, under the heading "Zoning Review," the website states "Zoning Review – HFC. PREVIOUS COMMENTS NOT ADDRESSED." We are unaware of any application for zoning relief having been filed in connection with this address.

The D.C. real property assessment database indicates that the address in question, 1511 A Street, NE, consists of two record lots. The first, Lot 1070 0802 ("Lot 1"), has a listed area of 3,784 square feet and is improved with a rowhouse that fronts on A Street. The second, Lot 1070 0803 ("Lot 2"), has a listed area of 2,152 square feet and is improved with a garage-like structure that fronts only on the interior alley of the block. Lot 2 is located immediately at the rear of Lot 1. Both Lots are located in the western half of square 1070, which is zoned C-2-A.

Several neighbors have contacted us expressing concerns regarding the density and impact on parking of the proposed project. Although a FAR of 2.5 for residential projects is permitted for these lots under the present zoning regime, it is unclear that the proposed project can comply with that limitation given that it appears to contemplate 18 residential units on a total lot size of less than 6,000 square feet. Moreover, the developer also will be responsible for locating no fewer than nine parking spots on site.

We therefore ask that you investigate the proposed construction at this address and determine whether it meets all zoning requirements and whether any zoning relief is required. I would appreciate a response regarding this issue at your earliest convenience. I can be contacted at 6A04@anc.dc.gov.

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



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On Behalf of the Commission,

Nicholas Alberti

Nicholas Alberti
Chair, Advisory Neighborhood Commission 6A