



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



November 21, 2020

Mr. Matthew Marcou , Associate Director for Public Space Regulation  
District Department of Transportation  
55 M Street SE, Suite 400  
Washington, DC 20003

Re: Opposition to shed; conditional support for fence - DDOT PSRA Permit # 3358240: at 205 15th Street NE

Dear Associate Director Marcou & Public Space Committee:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on November 12, 2020, our Commission voted 5-0-2 (with 5 Commissioners required for a quorum) to oppose the construction of an accessory building (shed) on public parking at 205 15th Street NE and to give conditional support for a fence on public parking at the same address.

With respect to the shed:

ANC 6A opposes the application of Sunny K. Petzinger, seeking permission to erect an accessory building (garden shed) in the public parking<sup>2</sup> adjacent to 205 15th Street NE. (See Figures 1, 2.) The dimensions of the proposed building are 8 x 10 feet, and, per Ms. Petzinger's statement, approximately 7 feet tall.

The law on parking (Parking Act of 1870), beginning in 1870 and continuing through the present, mandates that parking be preserved as open public space used for trees, greenery or parks. Per DDOT's Public Realm Design Manual, bay windows, oriel windows, corner towers, and porches to project into public space (if granted a public space permit) but there is no provision for separate accessory buildings. The proposed building would occupy and obstruct open space and, for this reason, the application should be denied.

The Public Realm Design Manual, further cites the Comprehensive Plan's emphasis on view sheds. The Urban Design Element (2018) identifies North Carolina Avenue as a locally significant viewshed. (See Figure 3.) While the accessory building would not actually block the view, it would detract from the view in a highly visible and significantly undesirable way.

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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@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.

<sup>2</sup> DC Code § 10-1101.01(4) provides: "Parking" means that area of public space which lies between the property line and the edge of the actual or planned sidewalk which is nearer to such property line, as such property line and sidewalk are shown on the records of the District. The regulations add: "Public parking means that area of public space devoted to open space, greenery, parks, or parking that lies between the property line ... and the edge of the actual or planned sidewalk that is nearer to the property line. DCMR § 24-102.8



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1. An accessory building is not an architectural projection from an existing structure (such as a bay, porch or window well) and is therefore not included in the list of permissible exceptions.
2. Furthermore, the building would occupy a significant portion of the parking and would block the view of additional greenspace, undermining the goal of a visible park.
3. Finally, approval of this application would open the door to innumerable future similar structures which would further erode public parking, city-wide.

With respect to the fence:

The applicant is seeking permission to construct a 4-6 foot board-on-board fence in public parking at the same address. A permit is required for fences in public parking that exceed 42 inches in height and do not have an open design of at least 50 percent. The ANC finds that a fence over 4 feet in height and completely non-transparent is inappropriate for public parking at this location, as it would detract from the view-shed and enjoyment of public green space (as outlined above). However, the ANC does support a fence, as outlined in red on the attached site drawing, provided that it does not exceed 4 feet in height and is of lattice (or similar) construction, at least 40% open.

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,

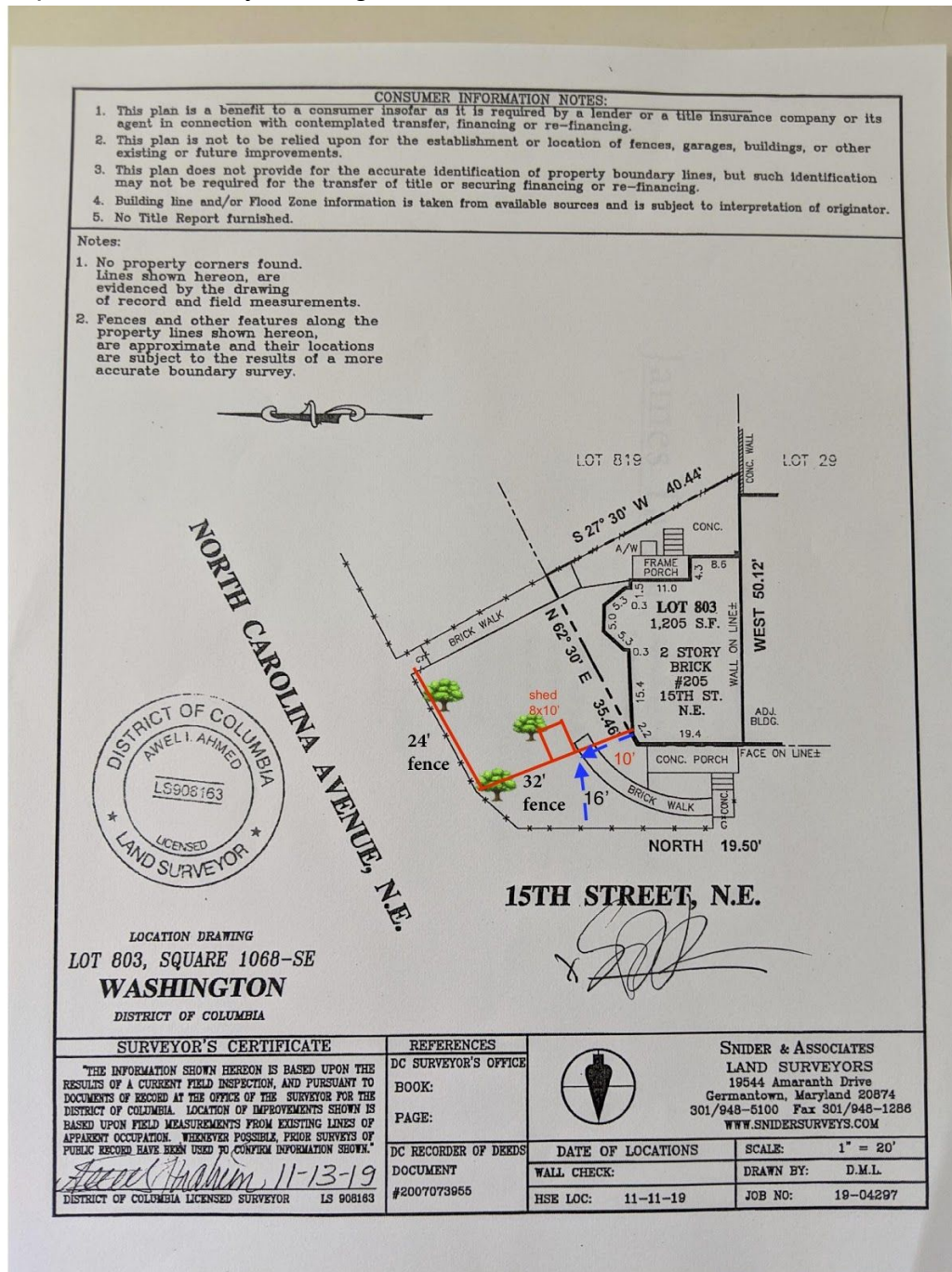
Amber Gove  
Chair, Advisory Neighborhood Commission 6A



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Figure 1. Survey, 205 15<sup>th</sup> Street, NE, Square 1068SE, lot 803, and parking.  
Proposed accessory building is not to scale.







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Figure 2. Photograph of site of proposed accessory building, 205 15<sup>th</sup> Street, NE.  
Image: Sunny K. Petzinger.

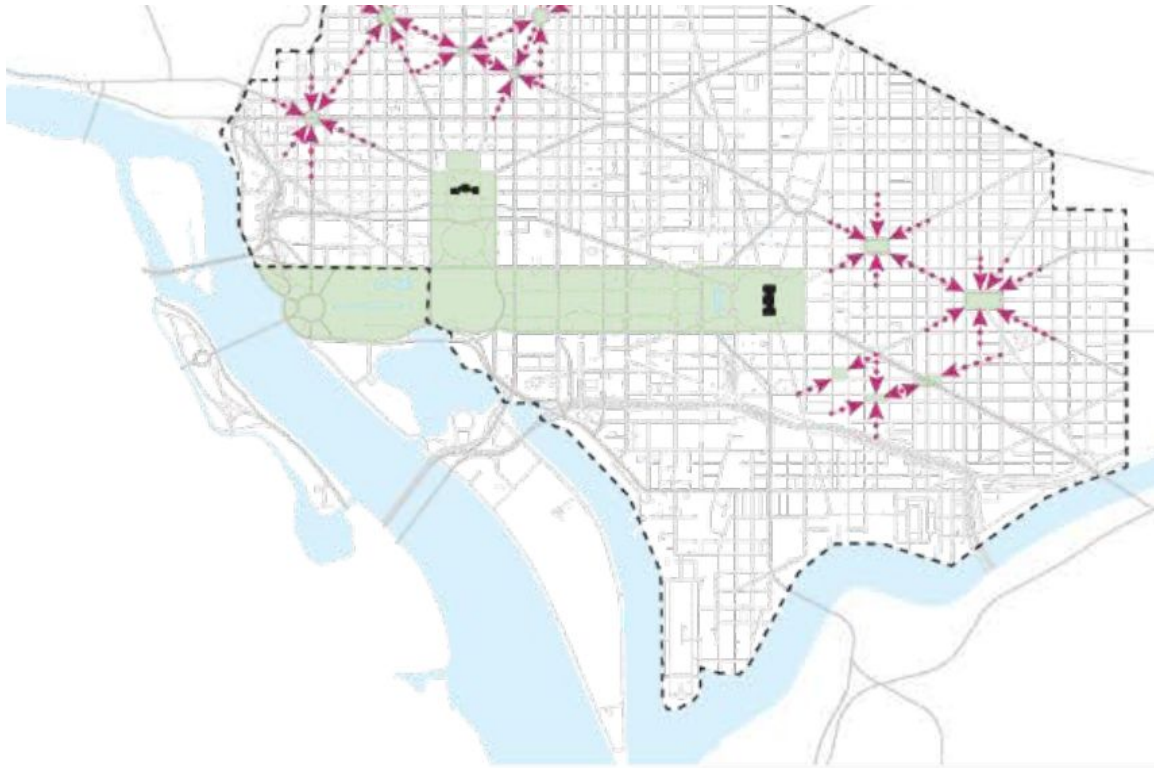




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Figure 3. Comprehensive Plan Proposed Amendments, Urban Design Element, Locally Significant View Corridors. (2018)



*Locally Significant View Corridors*