



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



October 27, 2020

Mr. Bruce Yarnall  
Historic Preservation Operations Manager  
DC Office of Planning  
1100 Fourth Street, SW, Suite E650  
Washington, DC 20024

Re: Raze Permits for 1511, 1513, and 1515 A Street, NE

Dear Mr. Yarnall:

At a regularly scheduled and properly noticed meeting<sup>1</sup> on October 8, 2020, our Commission voted 5-0-0 (with 5 Commissioners required for a quorum) to support the raze applications for accessory garages at the three properties at 1511, 1513 and 1515 A Street A Street NE. The demolition of these accessory structures is in line with the plans that our ANC, DCRA and the OP have already reviewed and approved, and will not impact the historic nature of the neighborhood. Our support is conditional on the raze application only including the accessory garage structures, and no other part of the home. Our support is also conditional on the plans for the development of these properties still following the plans that were submitted and reviewed in February, 2019 (see attached).

Please be advised that Brad Greenfield and I are 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) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC6A meetings are advertised electronically on the [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc-6a@yahoogroups.com](mailto:anc-6a@yahoogroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org) and through print advertisements in the Hill Rag.



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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.

<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.



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*Brian Alcorn,*  
*Commissioner, ANC 6A08*

March 25, 2019

Board of Zoning Adjustment  
DC Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 2005  
Washington, DC 20001

RE: Case #19913 – 1511 A Street, NE

Members of the Board:

This letter provides additional context about the conditional support the ANC granted<sup>1</sup> for the request for a Special Exception submitted by 57th Street Mews, Inc. ("Mews") to the Board of Zoning Adjustment ("BZA") related to 1511 A Street NE ("Property"). As proposed, the architectural renderings/design concept package for the Property that underlie Mews' request for a Special Exception ("Plans")<sup>2</sup> appear to be in harmony with our predominantly two-story, single-family-home, low-to-moderate density residential neighborhood. However, given the history with Mews and the Property, neighbors are skeptical that, if any special consideration is granted by the BZA, Mews or any subsequent owner/developer of the Property ("future successors") will *in fact* develop it in a manner that is "in harmony with the general purpose and intent of the Zoning Regulation and Zoning Maps" and "will not tend to affect adversely, the use of the neighboring property in accordance with the Zoning Regulations and Zoning Maps."<sup>3</sup>

The BZA should consider the long and tortured history of this Property under Mews' ownership as it considers Mews' request for a Special Exception. As this Board is likely aware, an effort by Mews to construct a (now discredited) wildly out-of-scale 18 unit, 5 story condominium/apartment building<sup>4</sup> on that site began in 2013, but was eventually found to be improper by DCRA, as well as BZA,<sup>5</sup> as the result of a neighbor-initiated appeal before any construction started. To date, the neighborhood has

<sup>1</sup> See ANC 6A Letter to BZA, dated March 21, 2019 (Exhibit 68 of the Special Exception Request).

<sup>2</sup> These architectural renderings are a Concept Package (Exhibit 52 of the Special Exception request). This Concept Package does not bear stamps nor the seal of an architect licensed in the District of Columbia, let alone any licensed architect. This also does not include engineering, mechanical, plumbing, or other building plans typically required for a building permit application. It has been presented to ANC 6A that these will be developed and properly executed after the BZA acts on the Special Exception Request.

<sup>3</sup> Subtitle X-43, 901.2.

<sup>4</sup> See BZA (appeal) Case #19505; BZA (appeal) Case #19412; BZA (appeal) Case #19410.

<sup>5</sup> BZA Case #19505.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19913  
EXHIBIT NO. 80





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been forced to expend significant time, attention, and resources in dealing with the Property and its related Zoning Administration, BZA, and Office of Administrative Hearings (OAH) matters. DCRA and this Board have also had to extend significant time and resources related to this property under Mews' tenure. Over time, the community has grown skeptical of Mews' ability or willingness to advance a viable, compliant plan or employ qualified professionals for developing this now-long vacant property.

The neighborhood is presently encouraged by the prospects that Mews is exploring a proposal that would be consistent with the RF-1 designation of the neighborhood (and Property) and is much more in line with the density and uniformity of this low-to-moderate scale residential neighborhood when compared to the aforementioned discredited plan. As proposed, the architectural renderings/concept package underlying Mews' request for a Special Exception appear on their face to be in harmony with the general purpose and intent of the Zoning Regulations and the Zoning Map. However, we remain concerned that the Property will in fact be developed in a manner that consistent with neighborhood if the Special Exception is granted.

For this reason, the BZA should (1) impose requirements on Mews and future successors pertaining to design, appearance, size, building materials, and other requirements it deems necessary<sup>6</sup> and (2) considers imposing term limits on the Special Exception.<sup>7</sup> If the BZA chooses to grant the Special Exception, its order should at least require that Mews and future successors must (1) adhere to the Plans presented in the request; (2) keep the height limit of the development to no more than 35 feet for what, following a subdivision, will be designated as 1513-1515 A Street NE and 25 feet for what, following a subdivision, will be designated as 1511 A Street NE; (3) build the inclusionary zoning unit required under this Special Exception on-site at 1511-1515 A Street NE; (4) include at least six design-compliant parking spaces on-site at 1511-1515 A Street NE (seven are shown in this design package); and (5) not seek further zoning relief for this project, unless supported ANC 6A.<sup>8</sup>

This level of scrutiny, intervention and prescriptive supervision as a pre-requisite to any relief in excess of "matter of right" is required in this circumstance to guarantee the Property is developed consistent with the Plans, including but not limited to Zoning representations, made in the architectural renderings/design concept package that underpin this instant case.

Yours Sincerely,

Brian Alcorn  
Commissioner, ANC 6A08  
31 15<sup>th</sup> St NE  
[6A08@anc.dc.gov](mailto:6A08@anc.dc.gov)  
202-642-5193

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<sup>6</sup> Subtitle X-43, 904.1.

<sup>7</sup> Subtitle X-43, 901.5.

<sup>8</sup> See ANC 6A Letter to BZA, dated March 21, 2019 (Exhibit 68).



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## 1511 - 1515 A STREET NE

WASHINGTON DC 20002- SQUARE: 1070 - LOT:0064  
NEW CONSTRUCTION OF (8) 2 UNIT FLAT ROW DWELLINGS



CONCEPT PACKAGE- 09/28/2018

6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

1511 - 1515 A ST. NE

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## PROJECT TEAM

### OWNER

#### 57TH STREET MEWS INC

3303 SHORTRIDGE LN MITCHELLVILLE MD20712-1574  
TAWO DEMUREN, PROPERTY OWNER

### ZONING CONSULTANT

#### BELLO BELLO ASSOCIATES

1917 BENNING RD NE, WASHINGTON, DC 20002  
TORE BELLO, PRINCIPAL

### ARCHITECT

#### RAM DESIGN LLC

100 M STREET SE, SUITE 600 | WASHINGTON D.C.  
RAMY ALI, PROJECT DIRECTOR | DESIGN ARCHITECT  
ANTHONY PRADIER AIA, SENIOR PROJECT ARCHITECT

### STRUCTURAL ENGINEERING

#### BEL ENGINEERING

4542 BEECH RD, TEMPLE HILLS, MD 20748  
WONDWOSEN S. ALI, P.E., PHD  
PRINCIPAL ENGINEER

### MEP ENGINEERING

#### KK ENGINEERING

5840 BANNER RD, SUITE 220 | COLUMBIA, MD, 21044  
KHALID KHALIFA, P.E., C.E.M.  
PRINCIPAL

### CIVIL ENGINEERING

#### KRIS CONSULTANTS

301 PIRING ROCK DRIVE | SILVER SPRING, MD, 20908  
VRISHNA SINGH  
PRINCIPAL ENGINEER

### GEOTECHNICAL ENGINEERING

#### KTA ENGINEERING

1829 VALLEY TERRACE, SUITE 9 WINDSOR MILL, MD 21244  
KORE TALL  
PRINCIPAL ENGINEER



6 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS

1511 - 1515 A ST. NE

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Base Zone	IZ Dimensional Modifications in Lower Density Zones		
	Minimum Lot Area	Minimum Lot Width	Minimum Lot Width with Special Exception
II-2, II-10 Detached	3,200 sq. ft.	40	32
II-2, II-10 Semi-Detached	2,400 sq. ft.	30	25
II-2, II-13, II-17, II-20	1,600 sq. ft.	20	16
RP-1, RP-2, RP-3, RP-4, RP-5	1,500 sq. ft.	18	18

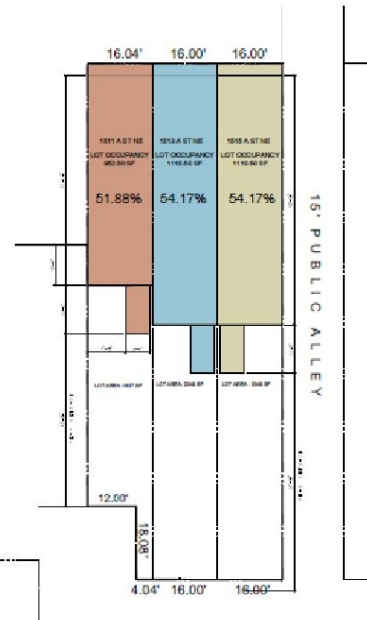




VICINITY MAP



LOT OCCUPANCY + REAR SETBACKS DIAGRAM



PROJECT AND ZONING DATA

6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

## A4

1511 - 1515 A ST. NE





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## 1511 A STREET FLOOR PLANS



SCALE: 1/4" = 1'-0"  
6 UNITS ROW DWELLING UNITS ON 3 ADJOINING LOTS

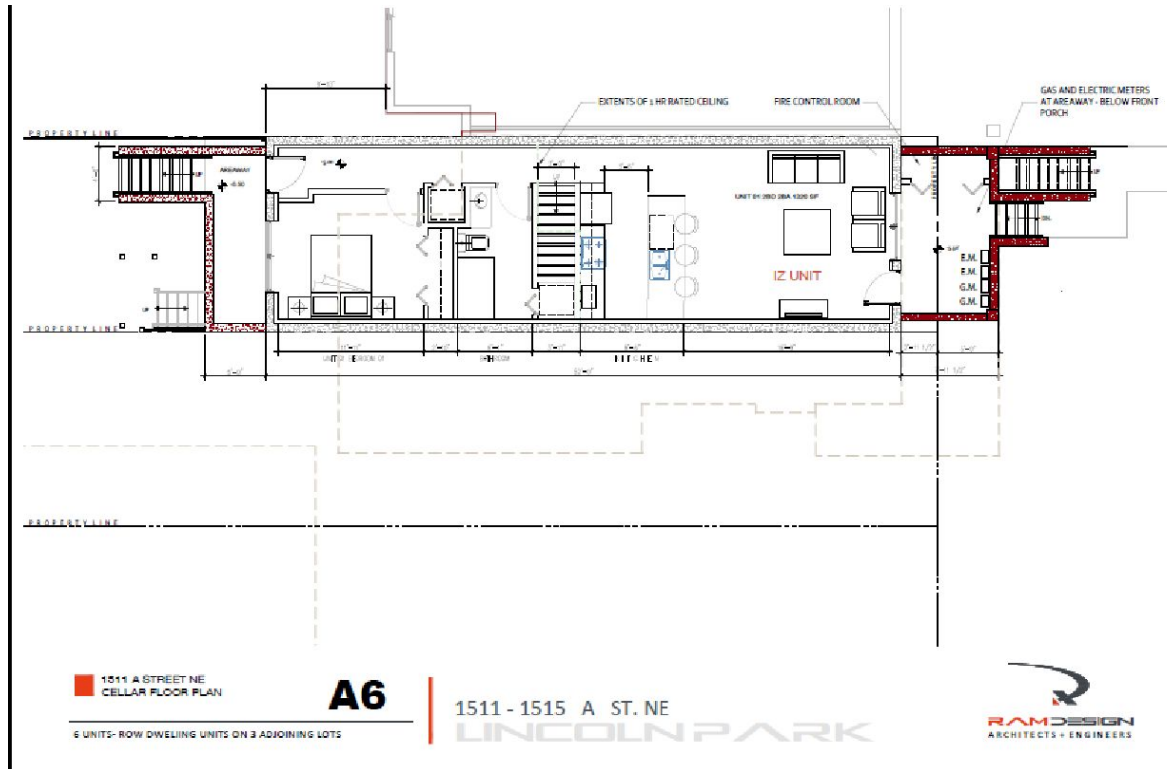
1511 - 1515 A ST. NE

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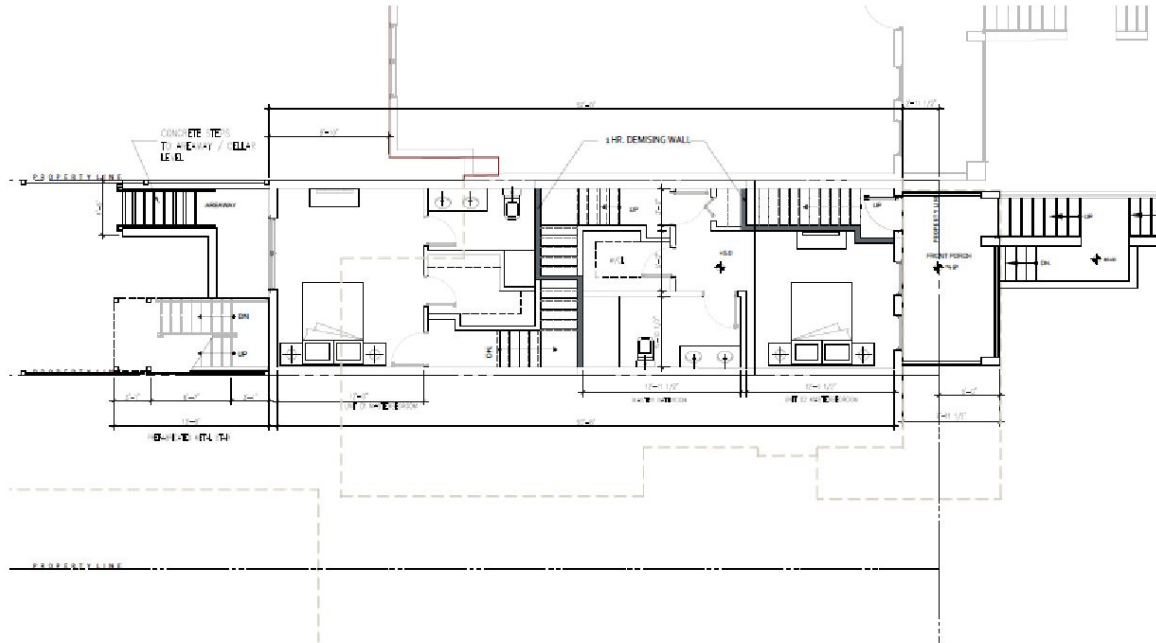
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1511 A STREET NE  
FIRST FLOOR PLAN

**A7**

6 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS

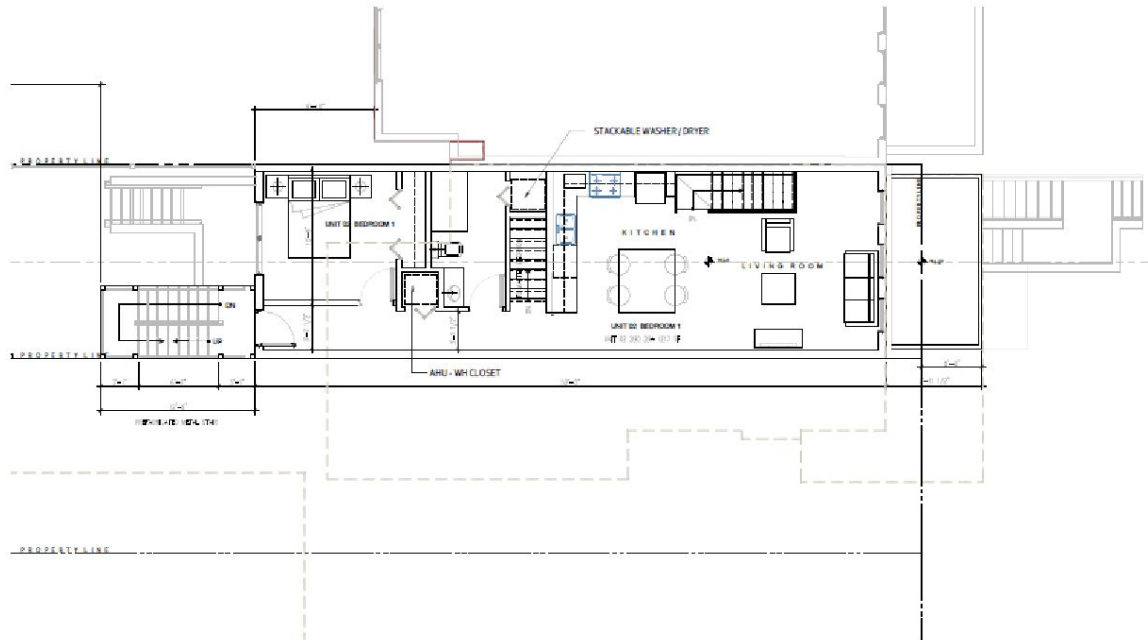
1511 - 1515 A ST. NE

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1511 A STREET NE  
SECOND FLOOR PLAN

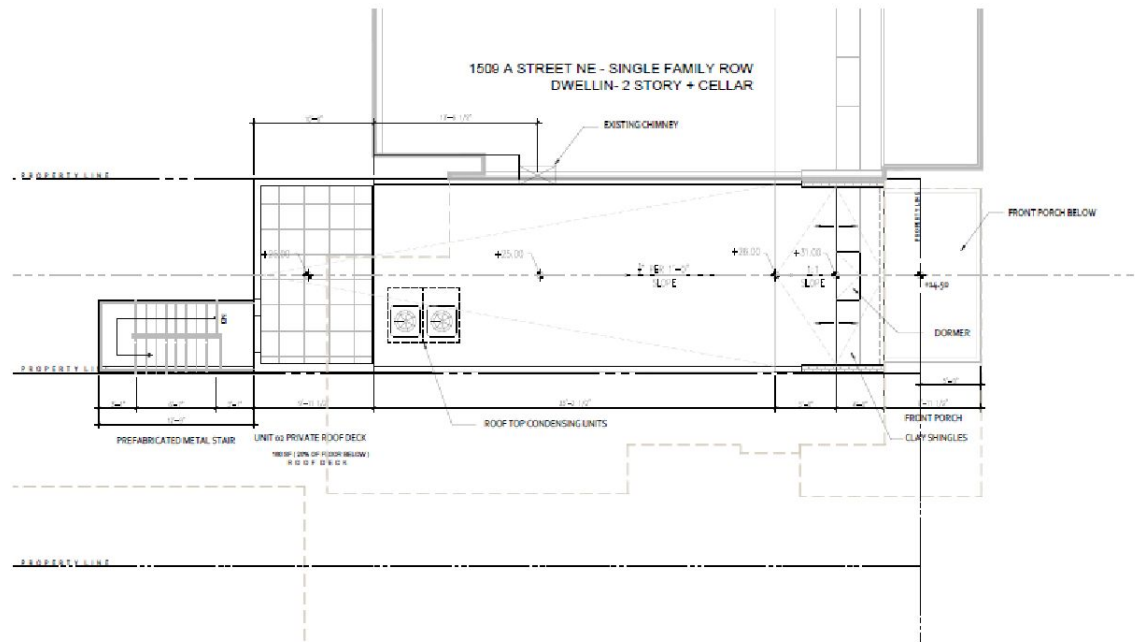
**A8**

6 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS

1511 - 1515 A ST. NE

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1511 A STREET NE  
ROOF FLOOR PLAN

A9

6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

1511 - 1515 A ST. NE

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## 1513 A STREET FLOOR PLANS



SCALE: 1/8" = 1'-0"

6 UNITS ROW DWELING UNITS ON 2 ADJOINING LOTS

1511 - 1515 A ST. NE

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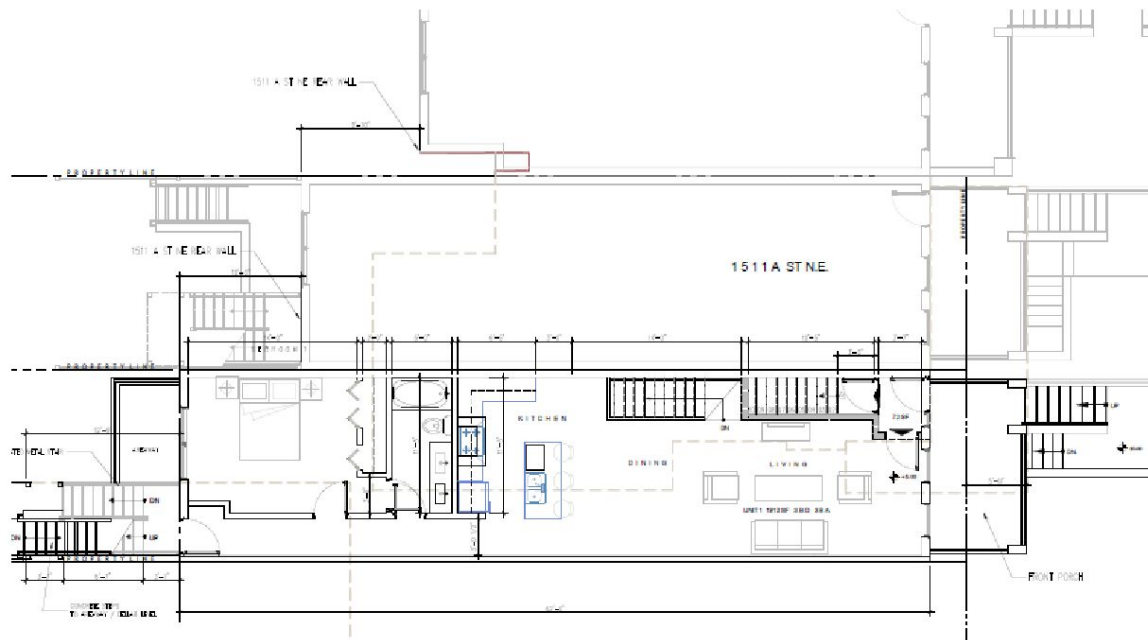








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1511 A STREET NE  
FIRST FLOOR PLAN

**A11**

1511 - 1515 A ST. NE

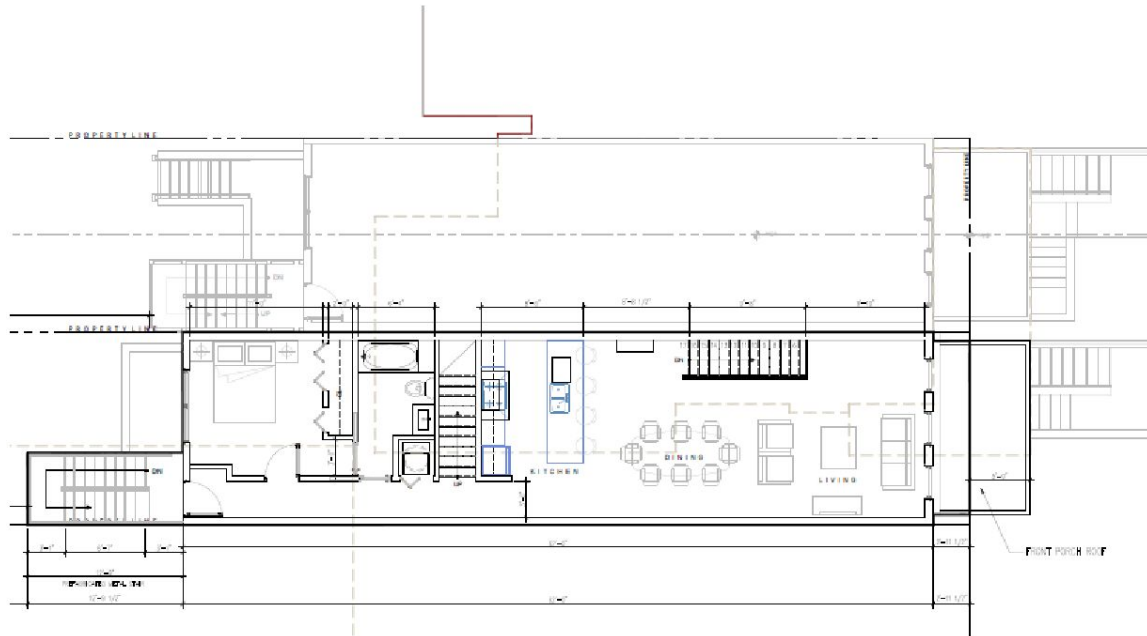
6 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS

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**RAMDESIGN**  
ARCHITECTS + ENGINEERS



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1513 A STREET NE  
SECOND FLOOR PLAN

6 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS

**A12**

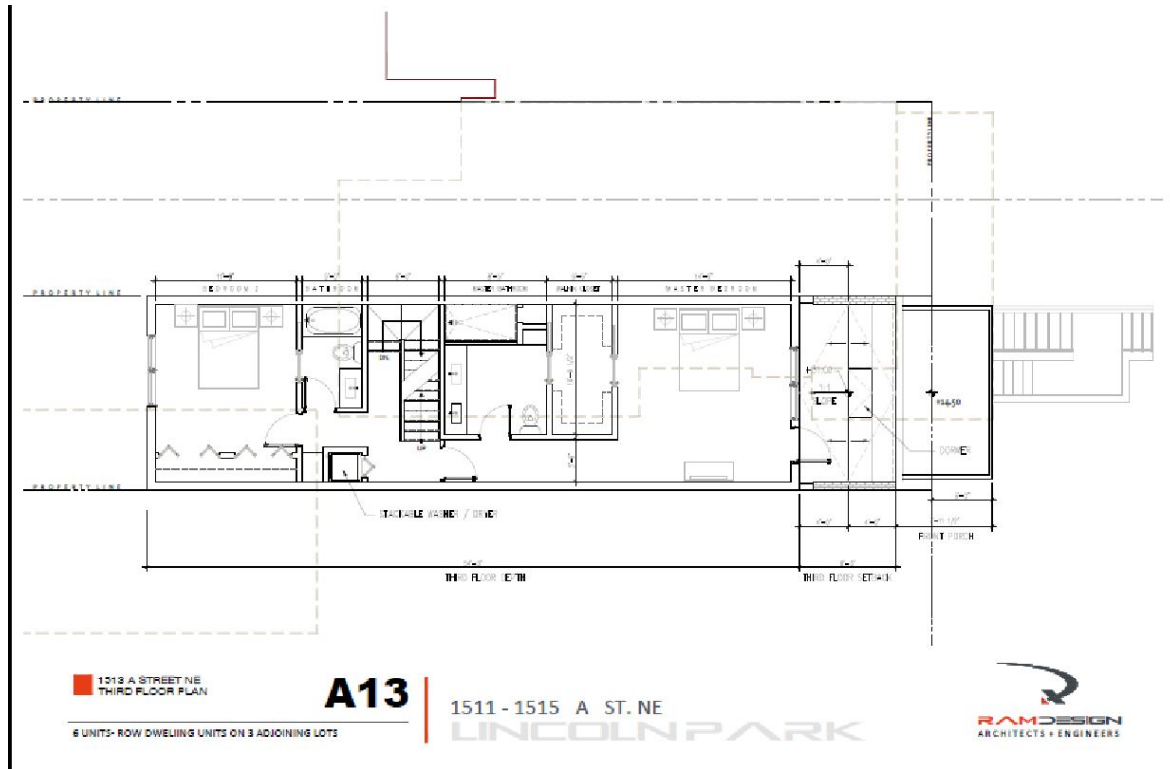
1511 - 1515 A ST. NE

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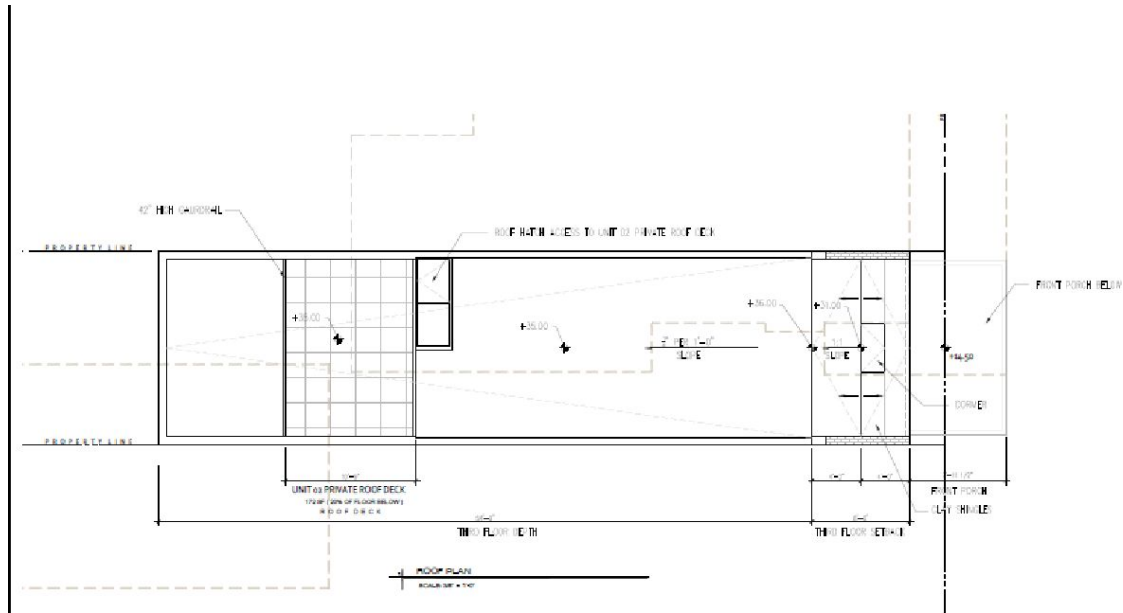
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1513 A STREET NE  
ROOF PLAN

6 UNITS - ROW DWELLING UNITS ON 3 ADJOINING LOTS

**A14**

1511 - 1515 A ST. NE

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## 1515 A STREET FLOOR PLANS



SCALE: 1/8" = 1'-0"

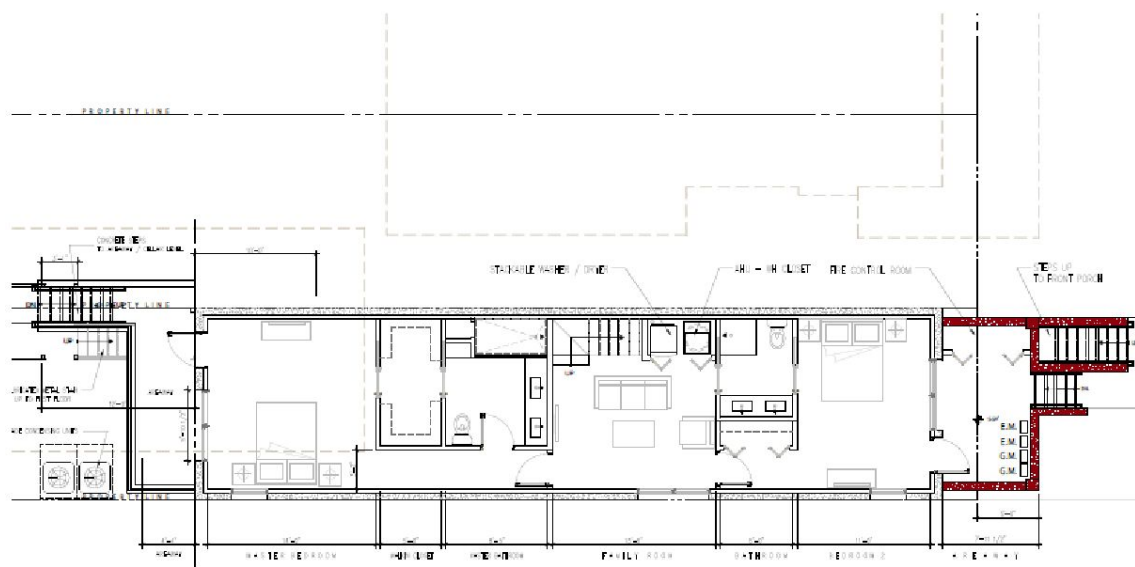
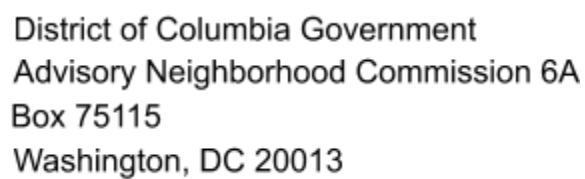
6 UNITS ROW DWELING UNITS ON 8 ADJOINING LOTS

1511 - 1515 A ST. NE

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RAM DESIGN  
ARCHITECTS + ENGINEERS



**A15**

6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

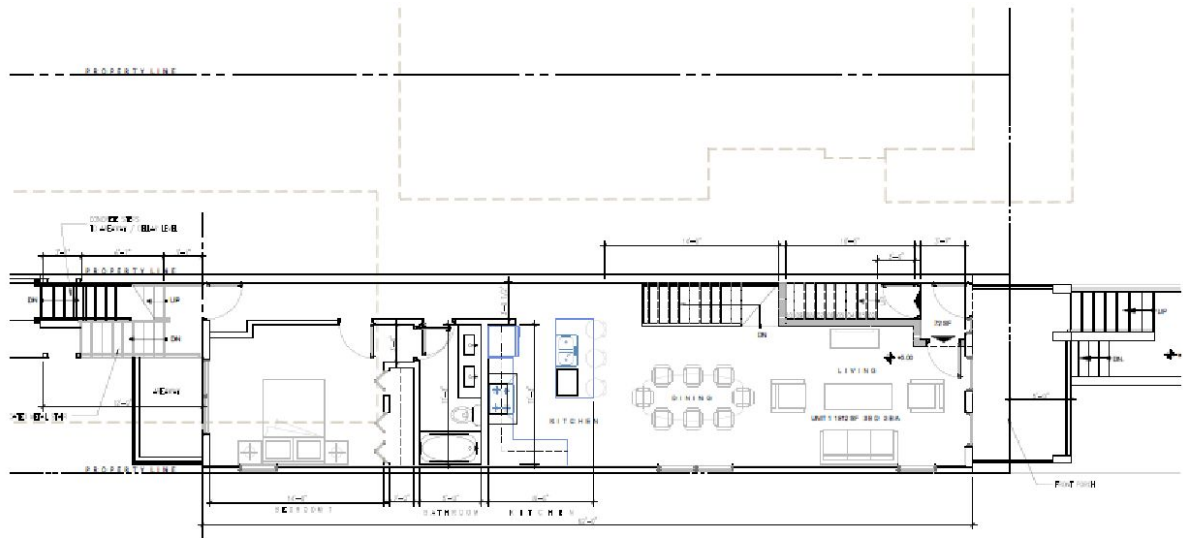
1511 - 1515 A ST. NE

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1515 A STREET NE  
FIRST FLOOR PLAN

**A16**

1511 - 1515 A ST. NE

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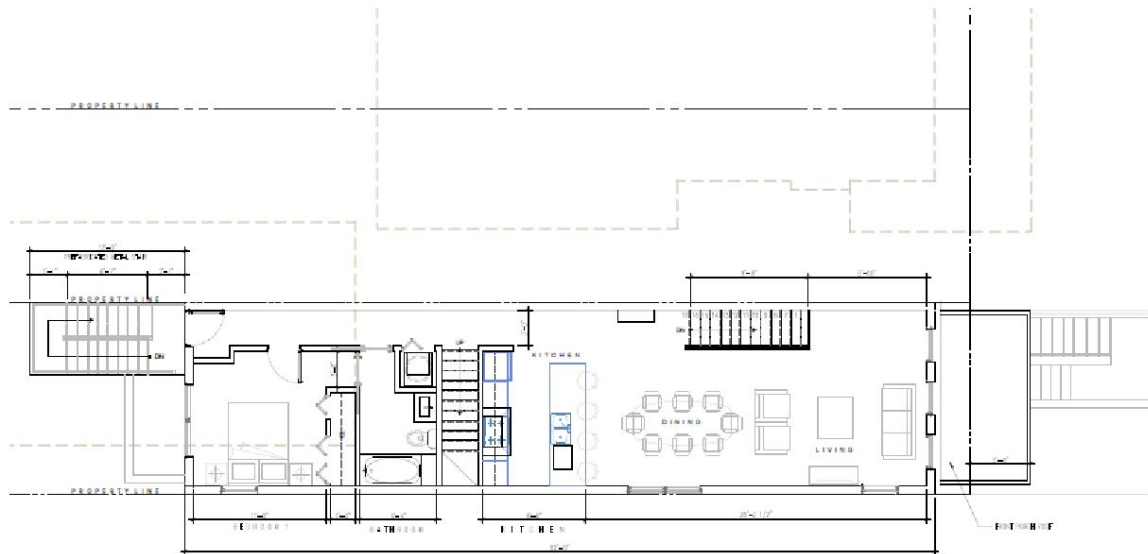
6 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS







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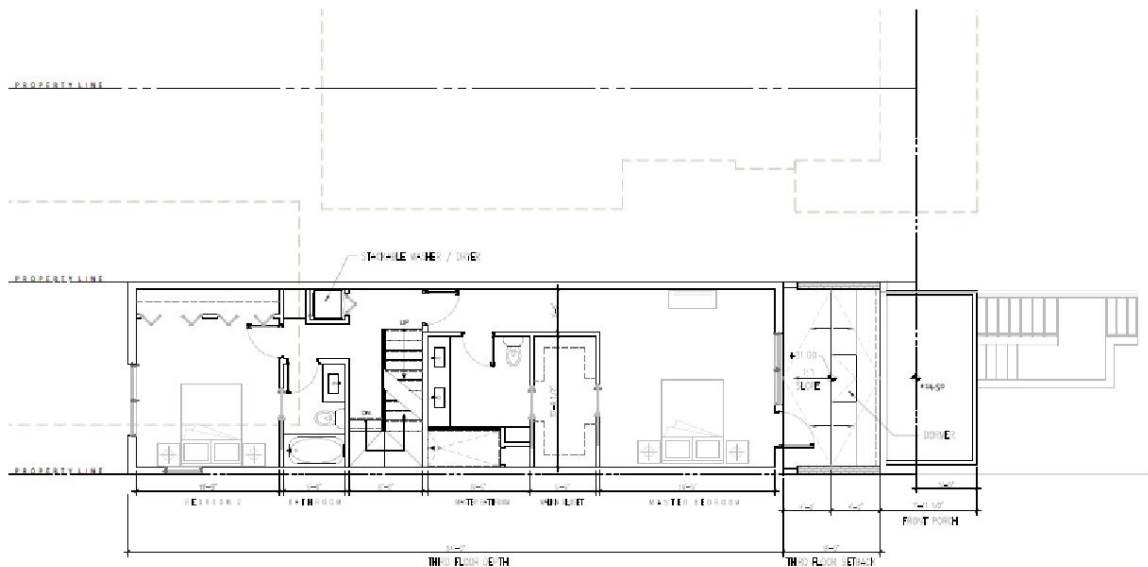
1512 A STREET NE  
SECOND FLOOR PLAN

6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

**A17**

1511 - 1515 A ST. NE

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1512 A STREET NE  
THIRD FLOOR PLAN

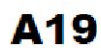
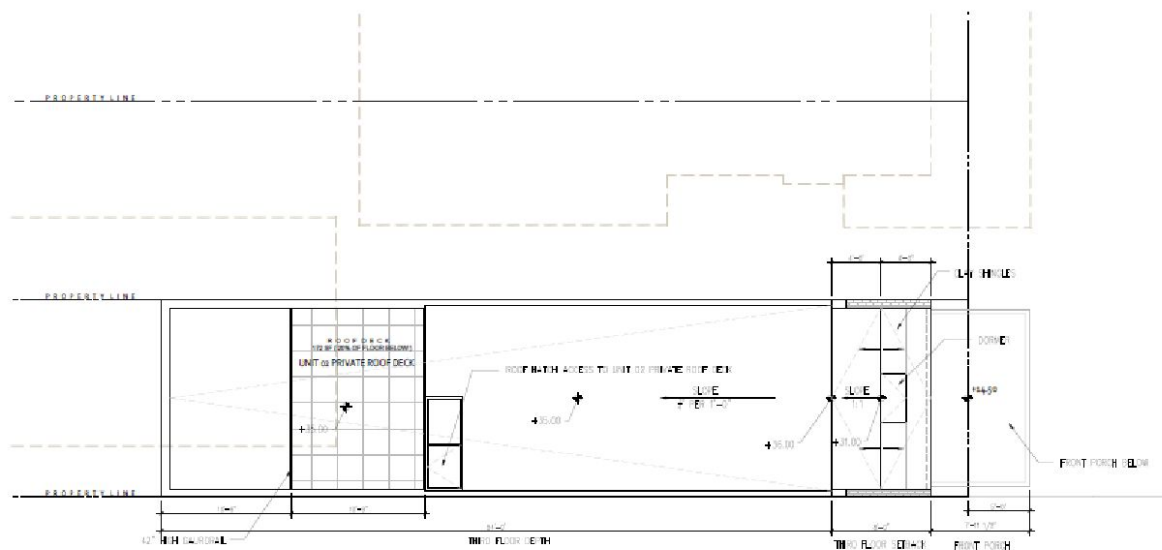
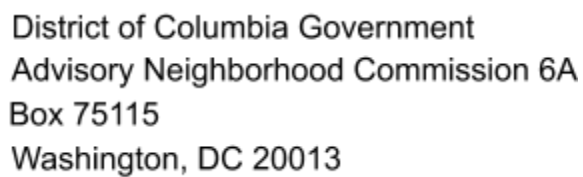
6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

**A18**

1511 - 1515 A ST. NE

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6 UNITS- ROW DWELLING UNITS ON 3 ADJOINING LOTS

1511 - 1515 A ST. NE

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"

6 UNITS ROW DWELING UNITS ON 3 ADJOINING LOTS

**A20**

1511 - 1515 A ST. NE

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NEAR ELEVATION

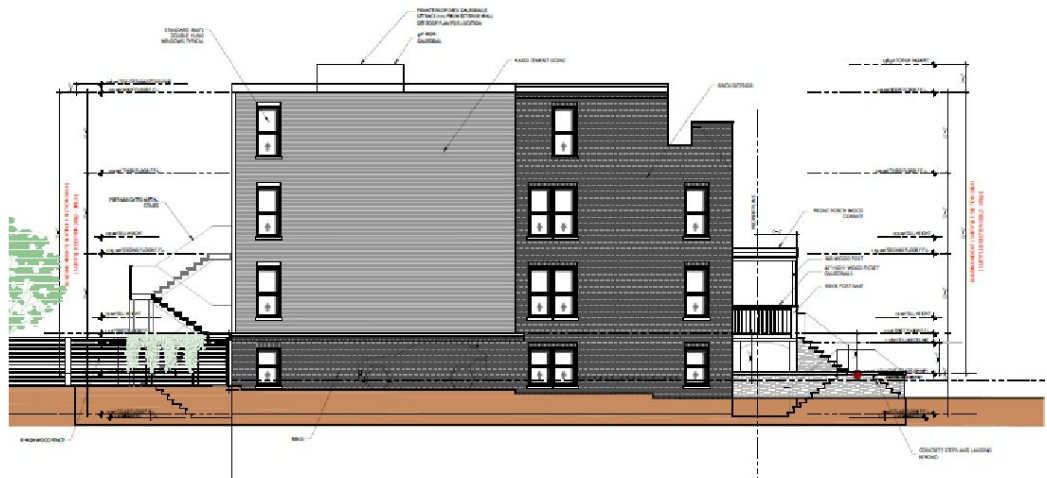
**A21**

SCALE: 1/8" = 1'-0"

6 UNITS ROW DWELING UNITS ON 3 ADJOINING LOTS

1511 - 1515 A ST. NE

**LINCOLN PARK**



SIDE ELEVATION

**A22**

6 UNITS-ROW DWELING UNITS ON 3 ADJOINING LOTS

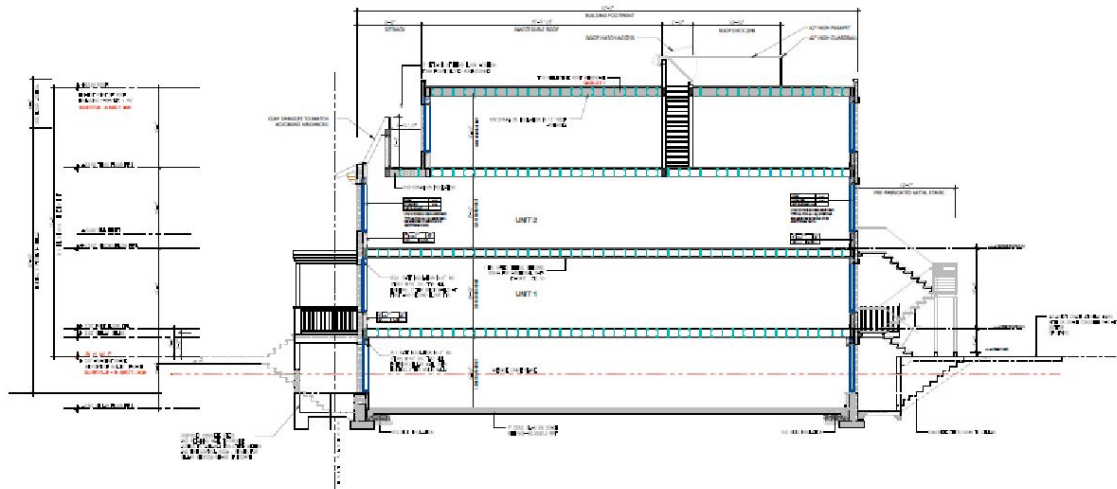
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 BUILDING SECTION A-A

8 UNITS- ROW DWELING UNITS ON 3 ADJOINING LOTS

**A23**

1511 - 1515 A ST. NE

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