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 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 and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On behalf of the Commission,

Amber Gove  
Chair, Advisory Neighborhood Commission 6A

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1 ANC6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com, and newhilleast@groups.io, at www.anc6a.org and through print advertisements in the Hill Rag.
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 meeting¹ 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, 2018² ("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.³
- 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.

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com, and newhallsen@yahooGroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.
² The relevant concept package is Exhibit 52 of this Request.
³ SeeSubtitle E-11, Section 303.2.
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.” 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. Commissioner Alcorn can be contacted at alcornanc6a08@gmail.com, and Mr. Alberti can be reached at albertifi04@yahoo.com.

Should you wish to discuss this letter with the Commission, please feel free to reach out to me at AmberANC6A@gmail.com.

On behalf of the Commission,

Amber Gove
Chair, Advisory Neighborhood Commission 6A
March 25, 2019

Board of Zoning Adjustment
DC Office of Zoning
441 4th Street, NW, Suite 2006
Washington, DC 20001

RF: Case #19913 – 1511 A Street, NE

Members of the Board:

This letter provides additional context about the conditional support the ANC granted1 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") 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."2

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 building3 on that site began in 2011, but was eventually found to be improper by DCRA, as well as BZA,4 as the result of a neighbor-initiated appeal before any construction started. To date, the neighborhood has

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1 See ANC 6A Letter to BZA, dated March 21, 2019 (Exhibit 68 of the Special Exception Request).
2 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, i.e. allow 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.
3 Subtitle X-43, §01.2.
4 See BZA (Appeal) Case #19412, BZA (Appeal) Case #19413; BZA (Appeal) Case #19410.
5 BZA Case #19508.
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 deemed necessary and (2) considers imposing term limits on the Special Exception. 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.8

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 underpins this instant case.

Yours sincerely,

Brian Alcorn
Commissioner, ANC 6A08
31 15th St NE
6A08@anc.dc.gov
202-642-5193

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8 Subitle X-43.904.1.
7 Subtitle X-43.901.5.
6 See ANC 6A Letter to BZA, dated March 21, 2019 (Exhibit 60).
1511 - 1515 A STREET NE

WASHINGTON DC 20002 - DISTRICT 1070 - LOT 0664
NEW CONSTRUCTION OF 62 UNIT FLAT ROW DWELLINGS

1511 - 1515 A ST. NE
LINCOLN PARK

ARCHITECTS + ENGINEERS
1511 A STREET
FLOOR PLANS

1511-1515 A ST. NE
LINCORPARK

ARCHITECTS + ENGINEERS
1515 A STREET
FLOOR PLANS

1511 - 1515 A ST. NE
LINCOLN PARK

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Advisory Neighborhood Commission 6A
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