



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



June 10, 2016

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. 19307 (11 15th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on June 9, 2016,<sup>1</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to support the Applicant's request pursuant to 11 DCMR § 3103.2, for a variance from the off-street parking requirements under § 2101.1, to renovate and expand an existing apartment house in the C-2-A District.

The Commission supports granting the requested variances because of the exceptional practical difficulties posed by the nature of this property. The alley behind the property is situated to make the addition of additional parking spots difficult if not impossible.

The Commission supports granting the requested variances, with the following conditions: 1. There be RPP restrictions placed on two of the units to be determined by the developer; 2. Traffic mitigation efforts be installed within the building; 3. A shadow study completed showing no impact on the lighting on neighboring properties; and 4. Best attempts made to get letters of support from neighbors.

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 [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Greenfield can be contacted at [brad.greenfield@gmail.com](mailto:brad.greenfield@gmail.com).

Phil Toomajian  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC 6A meetings are advertised electronically on the [anc6a-announce@yahoogleroups.com](mailto:anc6a-announce@yahoogleroups.com), [anc-6a@yahoogleroups.com](mailto:anc-6a@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.