



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

ANC 6E01: Alexander M. Padro, *Vice Chair*

ANC 6E02: Kevin L. Chapple, *Treasurer*

ANC 6E03: Frank S. Wiggins

ANC 6E04: Rachelle P. Nigro

ANC 6E05: Marge Maceda, *Chair*

ANC 6E06: Antonio D. Barnes, *Secretary*

ANC 6E07: Alfreda S. Judd

PO Box 26182, LeDroit Park Station

Washington, DC 20001

July 10, 2015

LLOYD JORDAN
CHAIRPERSON
BOARD OF ZONING ADJUSTMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 210S
WASHINGTON DC 20001

Dear Chairperson Jordan:

Regarding BZA Application No. 19053, Application of Ridge Lofts, LLC, 448 Ridge Street, NW (Square 513, Lots 825, 826, 827, and 828):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, July 7, 2015 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted (4 in favor, 2 opposed, and no abstentions), to support the request for unrestricted parking relief at 448 Ridge Street, NW to allow construction of four two-unit flats on four lots and that said support be communicated in writing to the Board of Zoning Adjustment (BZA) of the District of Columbia.

In considering this case, and as a result of questioning of the applicant's representatives present at said meeting and a prior Zoning and Planning Committee meeting, the Commission determined the following:

- 1) The lots in question are located in Single Member District 6E04 and are located in the Mount Vernon Square Historic District.
- 2) The four lots are zoned R4 and are vacant.
- 3) The Applicant proposes to construct four two-unit flats on the four lots, for a total of eight units.

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- 4) The lots have no alley access. As the lots are located in a historic district, curb cuts will not be approved by the DC Historic Preservation Office and DC Historic Preservation Review Board. It is therefore impossible for the lots to be developed if the parking requirement is not waived.
- 5) In order for this development to take place, an Area Variance under 11 DCMR §3103.2 from off street parking requirements (§ 2101.1) is necessary.
- 6) Restrictions on eligibility for Residential Parking Permits must not be imposed, as such conditions would make it impossible to finance the project, as documented in writing by potential lenders.
- 7) The ANC 6E Zoning and Planning Committee met and recommended that the Commission support the granting of the parking relief, noting their strenuous opposition to curb cuts at the location in question and the need to ensure the ability of this development project to be financed.
- 8) The Commission supports the granting of the requested relief without any restrictions on Residential Parking Permit Program participation on the addresses in question.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Board of Zoning Adjustment accord ANC 6E's recommendation the Great Weight provided for in the ANC statute and approve this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Padro', with a stylized flourish at the end.

Alexander M. Padro
Vice Chair
ANC 6E