



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

December 21, 2015

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

Dear Chairperson Heath:

Regarding BZA Case No. 19161, Application of 1537 6th Street, NW, LLC, 1537-41 6th Street, NW (Square 478, Lots 56-58):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, December 1, 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, 1 opposed, and 1 abstention) to support the parking zoning relief requested by 1537 6th Street, NW, LLC to allow construction of three flats at 1537-41 6th Street, NW, and that said support be communicated in writing to the Board of Zoning Adjustment (BZA) of the District of Columbia and the District Department of Transportation.

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

- 1) The block in question is located in Single Member District 6E02.
- 2) 1537 6th Street, NW, LLC, pursuant to 11 DCMR §3103.2, has applied for a variance from the parking requirements pursuant to §2101, to permit the construction of three flats in the R-4 District at 1537-41 6th Street, NW (Square 478, Lots 56-58).

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- 3) The undeveloped parcels in question do not have alley access, nor do any other properties on the square. The District Department of Transportation has indicated it is unwilling to approve curb cuts at this location to allow parking to be provided on site. Therefore, in order for the lots to be developed, a waiver from the parking requirements is necessary.
- 4) The Commission views the conditions on the block, a result of poor planning when the square was originally developed, the same way it would if the block were in a historic district, and recommends that the relief sought be granted so that the parcels can be developed as proposed.
- 5) The Commission believes that the relief sought should be granted despite the fact that there will be negative impacts on the availability of residential parking in the area, since such impacts cannot be avoided if the parcels are to be developed.
- 6) No objections to granting the relief sought were raised prior to or at the Commission's meeting.

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 grant 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