

BZA Application No. 19243
March 28, 2016

To whom it may concern:

I am writing as a resident of 52 Quincy Place, NW, and my unit directly across Florida Avenue from the building lot. I oppose the application of S2 Florida Ave LLC, pursuant to 11 DCMR sec. 3103.2, for a variance from the off-street parking requirements under sec. 2101.1 to allow the construction of a new four-story residential building containing nine units in the c-2-A District at premises 30 Florida Avenue N.W. (Square 614, Lot 115).

I have lived at the Madison since 2004, and have seen the pressure for parking grow exponentially. As a single woman, I am often reluctant to attend even work-related events at night because of the difficulty of finding a parking space when I come home. The zoning requirement to provide adequate parking for new construction is essential to the quality of life in this neighborhood. An additional nine units directly across Florida Avenue from the Madison could bring between 9 and 18 new cars to the neighborhood, as residents seek parking in what is already an overcrowded situation. The developer's plan to build one additional space is insufficient.

There is no reason to grant the developer a variance. There are no extenuating or mitigating circumstances. This is a cleared lot. There is no historic structure that needs to be preserved. The lot has no unusual features. The developer has the full power and capacity to design a residential structure that provides the legally required 5 parking spaces. The only thing that is stopping them from doing so is the desire to cut costs and make more money.

Moreover, given the high demand for parking in the neighborhood, this is an opportunity for the developer to sell or lease the requisite five parking spaces either to residents in their proposed building, or to other residents in the neighborhood.

Again, there is no reason to grant the developer the variance. They have a cleared lot and there is no obstacle to their designing a building that meets current zoning requirements.

Sincerely,



Janet Steele
Unit 301