

The Madison at Eckington
52 Quincy Pl., NW
Washington, DC 20008

March 28, 2016

Re: BZA Application No. 19243

To whom it may concern:

The condominium association for the Madison at Eckington (52 Quincy Pl., NW) is writing to 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. While we welcome the addition of a new building to the neighborhood on what is currently an unproductive lot, we see no basis for mitigation of this zoning requirement.

The zoning requirement is there to protect neighborhoods such as ours from an increase in the demand for parking – which cannot be met by currently available on-street parking. The developer's plan to build one additional space is insufficient. An additional nine units directly across from our building could bring at least 9 to 18 additional cars to an already overcrowded neighborhood.

There are no extenuating or mitigating circumstances to justify an exemption to this variance; it is a cleared lot that does not contain any historic structure or other unusual features. The developer has the full power and capacity to design a residential structure that provides the legally required 5 parking spaces.

We see the high demand for parking in the area as 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.

Sincerely,

Erik Holo
President of the Condominium Association
The Madison at Eckington