

Cochran, Patricia (DCOZ)

From: Dominic Cirincione <djc1982@gmail.com>
Sent: Friday, September 19, 2025 8:42 AM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Dominic Cirincione
Subject: Written Statement - Application #: 21349 (628 15th St NE, 20002)

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Conditional Support with Objection Absent Conditions

Re: Application No. 21349 – Mr. Ed Fendley
628 15th St NE (Square 1051, Lot 113) – Request for Special Exception from Minimum Vehicle Parking Requirements (Subtitle C, Sec. 701)

To Whom It May Concern,

As a nearby property owner, I am writing regarding Application No. 21349 submitted by Mr. Ed Fendley for zoning relief at 628 15th St NE (Sq. 1051, Lot 113), seeking a special exception from the minimum vehicle parking requirements under Subtitle C, Section 701.

I want to make it clear that I could support this request only with conditions. Without such conditions, I must object.

The proposed exception, if granted, will increase reliance on the alley for resident parking and access. While increased alley use is not inherently problematic, the currently filed plans show the new accessory dwelling unit (ADU) extending fully to the rear property line, directly abutting the alley. This configuration creates an adverse impact on neighboring property owners because vehicles making the turn from the north alley to head south will face an extremely narrow turning radius. With higher traffic volumes in the alley due to the parking exception, this will substantially increase the risk of damage to my property, neighboring properties, and potentially even the applicant's property.

The Board of Zoning Adjustment's standards for granting a special exception require that the relief not create undue adverse impacts on neighboring property, traffic, or safety, and that the use remain in harmony with the general purpose and intent of the Zoning Regulations. As currently designed, the project risks failing those standards.

For these reasons, I request that the Board grant the special exception only on the condition that the applicant provide a rear set-back of several feet from the alley. Such a condition would mitigate the

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turning hazards, reduce the risk of property damage, and bring the project into better alignment with the BZA's requirements by limiting adverse impacts while still allowing the applicant to proceed.

In summary, I conditionally support the requested zoning relief if a rear set-back is required. Absent that condition, I must object to the application.

Thank you for your consideration.

Respectfully submitted,

Dominic Cirincione
1441 G St NE
Washington, DC 20002

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Dominic J. Cirincione
djc1982@gmail.com