

eaf eric ashok fidler
439 elm street nw
washington dc 20001

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Meredith Moldenhauer
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Ste 210S
Washington, DC 20001
bzasubmissions@dc.gov

**Re: Support for proposed zoning variances and special exceptions at 1905 - 1919
14th Street NW, Case # 18306, Hearing Date: January 24, 2012**

Ms. Moldenhauer:

I am writing to express my support for the proposed zoning variances and special exceptions for the mixed-use residential and retail building at 1905 - 1919 14th Street NW.

I have reviewed the development plans, proposed variances, and special exceptions for the project, including variances from court requirements, off-street parking requirements, compact space requirements, and off-street loading requirements, and special exceptions from the roof structure and roof structure height limitation requirements.

I appreciate the applicant's numerous and exhaustive efforts to involve community members in both the zoning relief and HPRB approval processes. I recognize that the applicant has significantly incorporated feedback from the community in the proposed designs and proposed variances and special exceptions.

Furthermore the applicant, at the request of several neighbors, has agreed to restrict residents of 1905-1919 14th Street from obtaining Residential Zone On-Street Parking Permits from the DC Department of Motor Vehicles. This significant concession is a sign of the meaningful dialog and negotiation between the applicant and neighbors.

I believe that a mixed-use residential and retail building at this location will be a significant improvement for the neighborhood over the existing underutilized single-story retail use. I commend the applicant on designing a building that discourages the vehicle use of its residents. Such a move will mitigate the impact of traffic and competition for on-street parking in the neighborhood.

I urge the board to approve the applicant's variances and special exceptions.

Sincerely,



Eric Fidler

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18306
EXHIBIT NO. 36

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