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January 19, 2012

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

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

Dear 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 followed this approval process closely and am aware of the specifics of the development plans and proposed variances and special exceptions for the project at 1905 - 1919 14th Street, LLC (the "Applicant"), 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 efforts to involve community members in both the Board of Zoning Adjustments and Historic Preservation Review Board approval processes, I appreciate the effort and understanding that the Applicant has incorporated based upon the wide range of feedback from the community in the proposed designs and proposed variances/special exceptions.

I strongly believe that the type of mixed-use residential and retail building proposed for this location will be a significant improvement for the neighborhood, where I have lived and worked in for the past 25 years, including serving as the Executive Director of the 14th & U Main Street program for 4 years. I want to commend the applicant on designing a building that fully leverages the public infrastructure and transportation investments made by the city and private sector that have created one of the most vibrant, walk able, and diverse communities in the country.

In the spirit of compromise with the most directly affected residents in the community, I support the proposed variances and special exceptions subject to the condition that residents of 1905-1919 14th Street are restricted from obtaining Residential Zone On-Street Parking Permits from the DC Department of Motor Vehicles. However, as an urban revitalization professional and national sustainable development expert I personally don't support this condition as it singles out this building in particular creating a lower standard of resident rights for renters at this location.

I also believe the concerns regarding parking impacts by the future tenants of this project have been overblown and that the history of buildings like the Ellington at 13th & U, that rents vacant spaces to non-tenants, do show that residents of 14th & U are opting out of owning a car, because they do have access to two subway lines, multiple WMATA bus lines, the DC Circulator, dozens of Zipcars, and multiple bike share locations, while being able to quickly walk to most of their daily needs.

I look forward to seeing this project move forward and hope that you will approve the proposed

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18306
EXHIBIT NO. 34

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zoning variances and special exceptions.

Sincerely,



1/19/12

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