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OFFICE OF ZONING

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Kyrus L. Freeman
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202-862-5978

January 13, 2011

VIA HAND DELIVERY

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

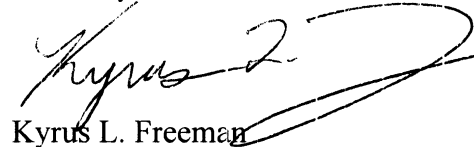
Re: Application No. 18306 of 1919 14th Street, LLC, on behalf of 14th Street Properties- Supplemental PreHearing Materials of the Applicant

Honorable Members of the Board:

On behalf of the Applicant in the above-referenced case, enclosed please find one original and twenty copies of additional materials in support of the roof structure and loading relief requested in this case. The shadow studies attached hereto as Tab A demonstrate that the portion of the proposed roof structure above 83'6" has no adverse impacts and does not cast any shadow beyond the edge of the building roof. In addition, the truck turning diagrams attached hereto as Tab B demonstrate that 55 foot trucks cannot enter or exit the site.

Thank you for your attention to this application.

Sincerely,



Kyrus L. Freeman

Attachments

cc: Steve Cochran, Office of Planning (Via Hand, with attachments)
ANC 1B (Via U.S. Mail, with attachments)

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18306
EXHIBIT NO. 301

Board of Zoning Adjustment
District of Columbia
CASE NO.18306
EXHIBIT NO.30

SHADOW STUDY WITH 90'-4 3/8" HIGH ELEVATOR PENTHOUSE

EQUINOX (March 20th & September 22st)



SOLSTICE (June 20st)



SOLSTICE (December 21st)



When you compare these two studies, one with and one without the 90'-4 3/8" Penthouse, there is no difference in the shadows cast beyond our building.
IN NONE OF THESE CASES DOES THE HIGHER PENTHOUSE SHADOW EXTEND BEYOND THE EDGE OF OUR ROOF.

1905-1917 14TH STREET NW • WASHINGTON, D.C.

CLIENT:

1919 14th STREET, LLC

1746 N STREET NW, WASHINGTON DC 20036

ARCHITECT:

ERIC COLBERT & ASSOCIATES ARCHITECTS

717 5th STREET NW, WASHINGTON DC 20001 (202) 289-6800

SHADOW STUDY WITHOUT 90'-4 3/8" HIGH ELEVATOR PENTHOUSE

(TOP OF PENTHOUSE ROOF DOES NOT EXCEED 83'-6")

EQUINOX (March 20th & September 22st)



SOLSTICE (June 20st)



SOLSTICE (December 21st)



When you compare these two studies, one with and one without the 90'-4 3/8" Penthouse, there is no difference in the shadows cast beyond our building.

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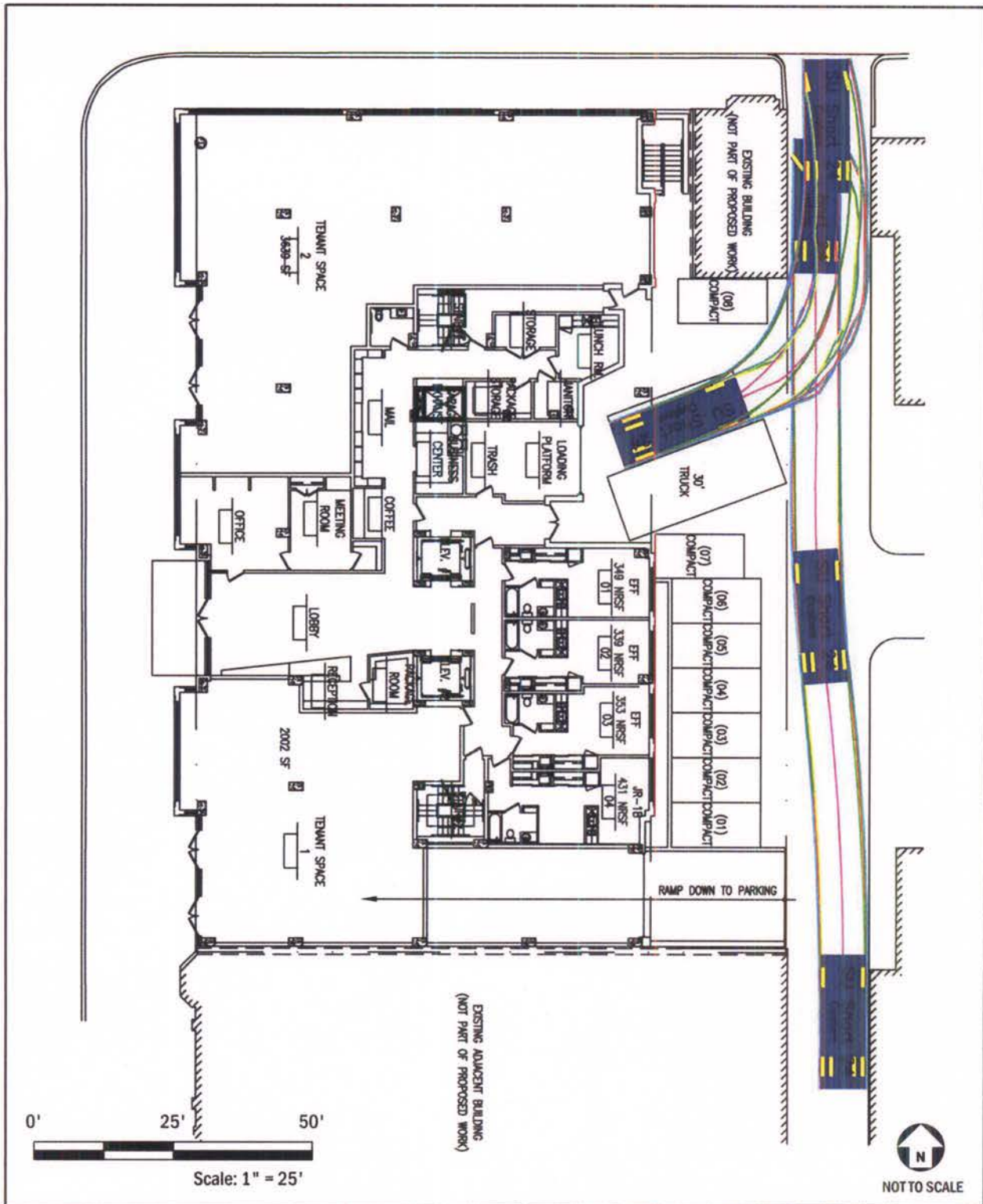


Figure 1: Service Vehicle (SU-24) Path Inbound from T Street, Outbound to Wallach Place

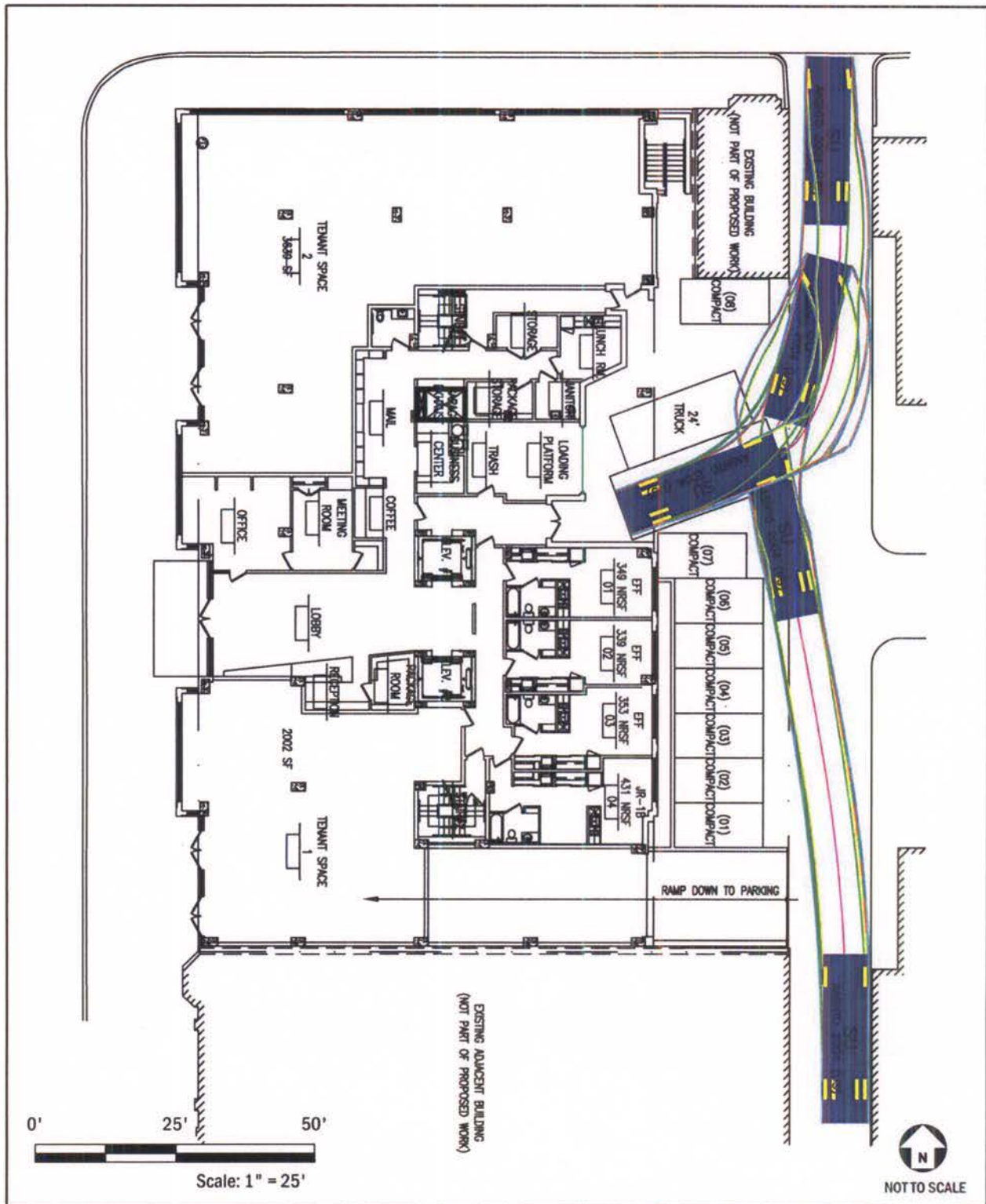


Figure 2: Delivery Vehicle (SU-30) Path Inbound from T Street, Outbound to Wallach Place

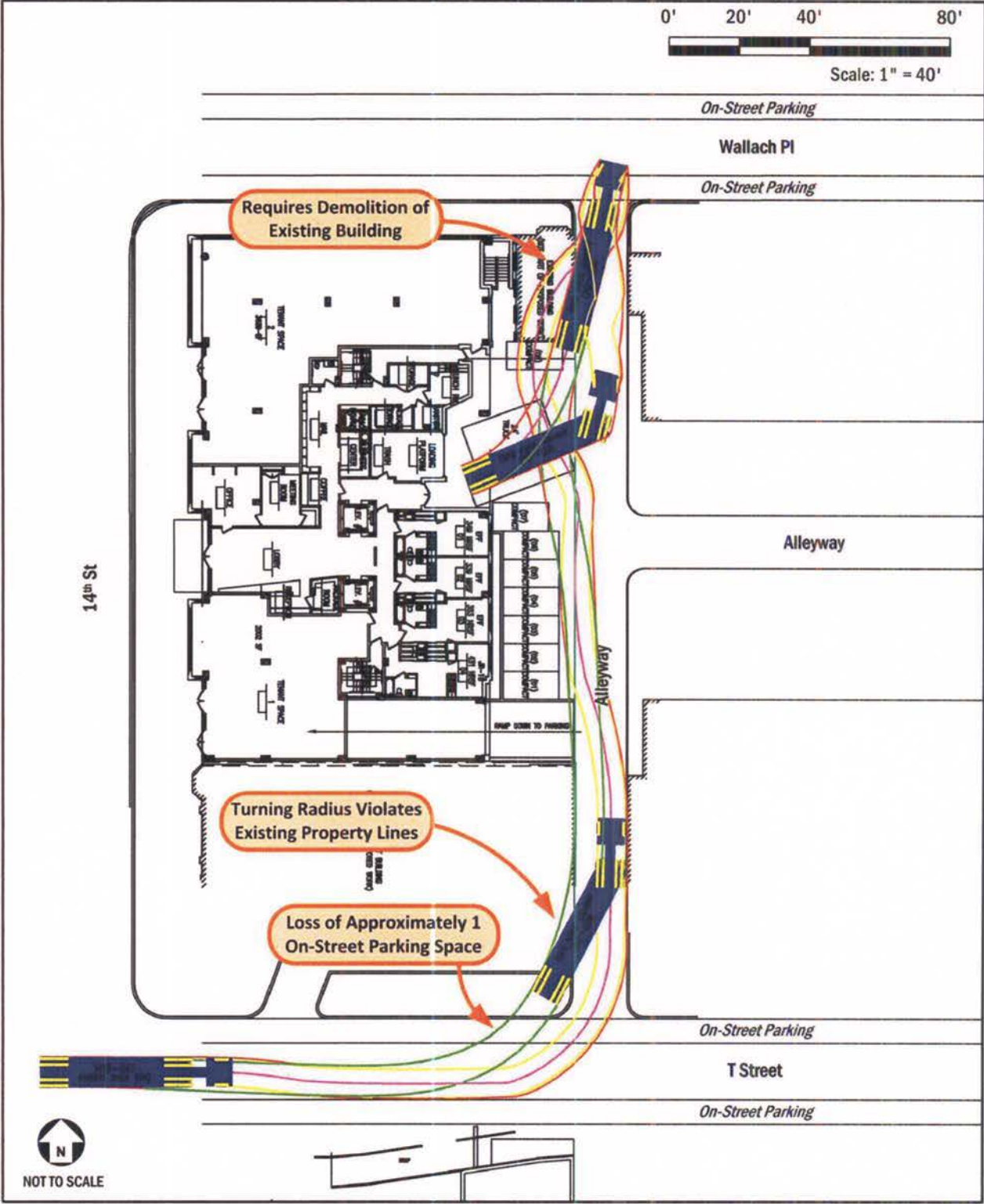


Figure 3: WB-50 Path Inbound from T Street

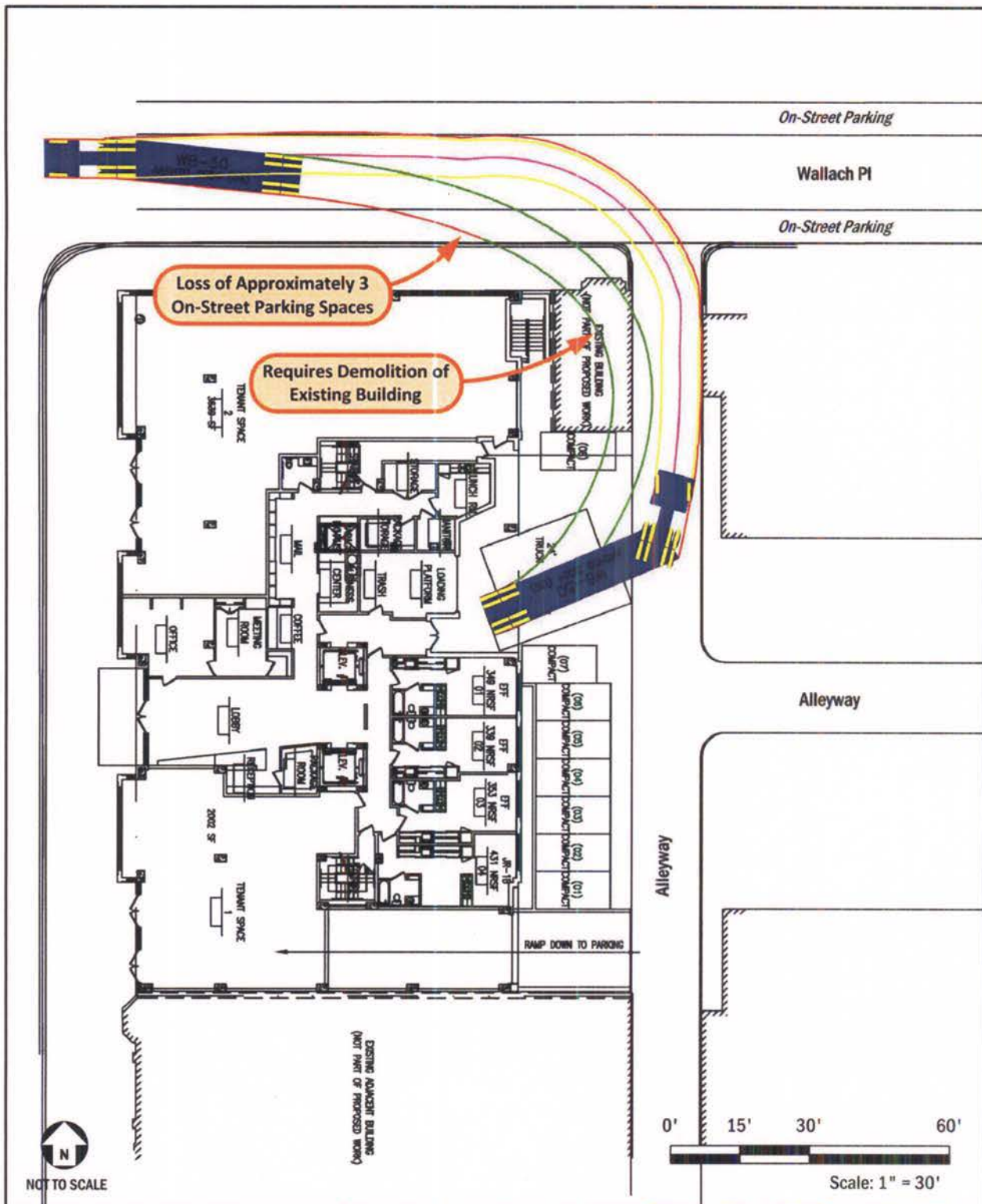


Figure 4: WB-50 Path Outbound Towards Wallach Place