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Advisory Neighborhood Commission 1B

Government of the District of Columbia

2000 14TH Street N.W., Suite 100B Washington, DC 20009 202-431-3462

Myla Moss, 1B01, Chairperson – Juan Lopez, 1B07, Vice Chairperson Lauren McKenzie, 1B09, Secretary –
Alexandra Lewin-Zwerdling, 1B02, Treasurer Sedrick Muhammad, 1B03 – Deborah Thomas, 1B04 – Mary Streett,
1B05 - Charles Meisch, 1B06 Ahnna Smith, 1B08 - Tony Norman, 1B10 - E. Gail Anderson Holness 1B11

January 11, 2012

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18306
EXHIBIT NO. 287

Re: Request for support for proposed zoning variances and special exceptions for 1905 – 1919
14th Street, NW

Dear Ms. Moldenhauer:

At its regular meeting on December 1, 2011, Advisory Neighborhood Commission 1B ("ANC 2B" or "Commission") considered the above-referenced matter. The Commission approved the following resolution.

Whereas, 1919 14th Street, LLC (the "Applicant"), on behalf of 14th Street Properties, the owner of property located at 1905 -1917 14th Street, NW (Square 237, Lots 179, 194 & 195) (the "Site"), has submitted an application to the Board of Zoning Adjustment (BZA) for a variance from the court requirements of Section 776.3; a variance from the off-street parking requirements of Section 2101.1; a variance from the compact space requirements of Section 2115.2; a variance from the off-street loading requirements of Section 2201.1; a special exception from the roof structure requirements pursuant to Section 411.11; and a special exception from the roof structure height limitation or Section 1902.1(a) to allow the construction of a new residential building with ground floor retail and service uses in the ARTS/C-3-A District at the Site; and

Whereas, the applicant's BZA hearing is scheduled for January 24, 2012; and

Whereas, ANC 1B believes that a mixed-use residential and retail building at this location will be an improvement for the neighborhood over the existing single-story retail use; and

Whereas, ANC 1B similarly appreciates the input and comments provided by the community, including nearby residents, business owners, property owners, and others; and

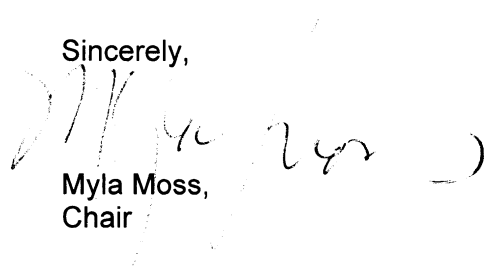
Whereas, ANC1B commends the applicant on designing a building that encourages minimal vehicles used by residents, which will mitigate the impact of traffic and competition for on-street parking in our neighborhood; and

Therefore be it resolved that ANC1B supports the proposed variances and special exceptions subject on 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 regardless

Board of Zoning Adjustment
District of Columbia
CASE NO.18306
EXHIBIT NO.28

of the 1905-1919 14th's Street building ownership, and for the life of the building.
Alexandra Lewin-Zwerdling (1b02@anc.dc.gov) and I (mjmenjoy@yahoo.com) are the
Commission's representatives in this matter.

Sincerely,



Myla Moss,
Chair

Cc: ecolbert@eca-pc.com, sara.bardin@dc.gov, richard.nero@dc.gov,
dfranco@level2development.com, jkardon@level2development.com,
MKorns@keenermanagement.com