



U Street Neighborhood Association

2012 JAN 12 PM 4:30
OFFICE OF ZONING

January 12, 2012

Merer'ith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzsubmissions@dc.gov

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

Dear Ms. Moldenhauer:

At our regular meeting on November 10, 2011, the U Street Neighborhood Association considered the request by Level 2 Development for support for proposed variances and exceptions for 1905-1919 14th St NW.

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 of 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. The applicant's BZA hearing is scheduled for January 24, 2012.

The U Street Neighborhood Association 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. The Association appreciates the applicant's time and effort to provide information and explanation to the U Street Neighborhood Association (and the community) at multiple public meetings as well as the input and comments provided by the community, including nearby residents, business owners, property owners, and others.

With a quorum at our duly-noticed public meeting, the Association approved the following motion by a unanimous vote: "The U Street Neighborhood Association supports 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."

On behalf of the U Street Neighborhood Association, Sincerely,

Brian Card, President
U Street Neighborhood Association
<http://ustreet-dc.org>

Cc: ecolbert@eca-pc.com, sara.bardin@dc.gov, richard.nero@dc.gov, dfranco@level2development.com, jkardon@level2development.com, MKoms@keenermanagement.com, alexandralewjin@gmail.com, historic@ustreet-dc.org

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District of Columbia

CASE NO. 18306
EXHIBIT NO. 27

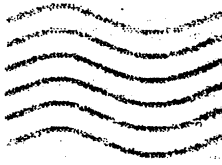
To request time on the agenda or for other business contact us at:
president@ustreet-dc.org
P.O. Box 73784, Washington, DC 20009-3784

Board of Zoning Adjustment
District of Columbia
CASE NO.18306
EXHIBIT NO.27

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