

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB -6 AM 8:37

February 3, 2012

Board of Zoning Adjustment
441 4th Street NW
Suite 220 South
Washington, DC, 20001

Re: BZA Case #18306 - Application of 1919 14th Street LLC

Dear Sirs:

We are writing to share our opposition to the proposed variances and special exceptions for the mixed used residential and retail building proposed at 1905- 1919 14th Street NW. We specifically are opposed to the proposed variance and special exceptions requested for the project for the off-street parking requirements and for the roof structure and height limitations.

We are the neighboring two story townhouse directly abutting the site on Wallach Place NW. We have owned our building since 1989. We are a small family owned business whom practically live and work at our office. We are probably the most directly impacted by the construction of this project of all of the residents on Wallach and T. Our property will be dwarfed and surrounded by the proposed seven story building.

The impact of 144 residential units and their visiting guests on Wallach and T Street parking will be tremendous. Although the property is located within blocks of the metro, parking is currently impacted by private and government employees who could use metro and residents of the area who don't all have residential parking stickers. If the number of spots that is required under the current zoning is reduced, we believe not only will residents of 144 units be seeking parking on the street, but they will still have guests who will very likely utilize street parking and will add to the existing challenge we experience on a daily basis.

The large number of units that are proposed by creating 300+ sf studio units substantially increases the income that would be generated by a more traditional building configuration. Therefore, the additional costs that the developer may incur by having to provide two stories of underground parking and the potential for factors such as dewatering should have been considered. The financial impact of having to provide what is required by zoning should not be the deciding factor for granting the variance from the required parking.

We are quite concerned about the loading docks proposed on the alley that is very narrow and has been a challenge for postal trucks, trash trucks for as long as we've been here. This has been proven by the number of trucks that hit our building as they try to turn the corner of the alley. If there is ultimately going to be a loading berth in the alley adjoining our building, we would definitely be in support of the variance from the 55 foot truck berth.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18306
EXHIBIT NO. 49

Board of Zoning Adjustment
District of Columbia
CASE NO. 18306
EXHIBIT NO. 49

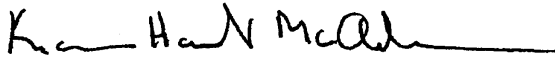
The height of the building is a concern to us and the effect of the shadow of the towering building over our property. Not only will the sun exposure on our property be severely limited, but the massive size surrounding our property, we are concerned will have an adverse effect on our property value.

We are generally concerned about the overall construction plan and the direct impact on our environment. Considering we work in the abutting property all day, our work environment will be negatively impacted during construction which may also affect our business. We have concerns about noise during demolition and pile driving, safety for our employees and clients, dust, cranes swinging over our air space, parking spaces limited due to construction, trucks idling in front of our property and potential damage from underpinning to our property. We would hope there is a Construction Management Plan that will be discussed with us and the other residents of the blocks as to safeguards to protect our building, noise control, soil erosion and dust control methods.

The developer initially made no effort to reach out to my husband and I about the proposed project. We were quite surprised to find out about the project thru the list serve a few months back and made them aware at a community forum of our shock that they had not reached out to us. Since that time, they did meet with us personally and presented their plans to us. We made them aware of our concerns at that time. They have made a substantial effort since to reach the larger neighborhood, but we have had no further discussions.

In summary, we are opposed to the proposed variance and special exceptions requested for the project for the off-street parking requirements and for the roof structure and height limitations.

Sincerely,



Karen Hardy McAdoo



Larry J. McAdoo