

JIM KANE

1426 RHODE ISLAND AVENUE, NW, UNIT C WASHINGTON, DC 20005

March 18, 2012

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

Case Number 18313, 14th Street Apartments, The Irwin

Dear Chairperson Moldenhauer:

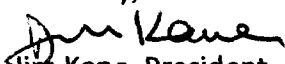
My name is Jim Kane. I am President of the 1426 Rhode Island Avenue NW Condominium Association and I write not only on behalf of our association, but as a spokesperson for our neighbors at 1418, 1420 and 1422 Rhode Island Avenue NW. Our properties are immediately adjacent to the proposed Irwin Apartments at 1328 14th Street NW.

For several months, our group has been working with the developer of this project to assuage several concerns, chief among them the request for a variance for off-street parking requirements. As you and your fellow board members are aware, our Logan Circle neighborhood is experiencing explosive growth, resulting in a severe parking shortage for residents. For this reason, we strongly encouraged the Irwin developers to increase the off-street parking spaces in their project. We are pleased they have, and while still short of the zoning requirement, we believe the number and size of the spaces is now sufficient for the project and we support the request for parking variances.

We also support the request for a variance regarding loading, and we believe a special exception should be allowed for the roof structures.

We urge the board approve the project before you today so what the developer's architect has termed a "missing tooth" along the 14th Street corridor can at long last be replaced. And we once again thank the developer for its willingness to compromise and work with neighbors in order to reach this outcome, which we believe will result in a welcome addition to our neighborhood.

Sincerely,


Jim Kane, President

1426 Rhode Island Avenue NW Condominium Association

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18313
EXHIBIT NO. 29

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