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March 20, 2012

VIA FACILIMIE & E-MAIL

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

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D.C. OFFICE OF ZONING
2012 MAR 20 PM 2:34

Re: Application No. 18313 of 14th Street Apartments, on behalf of Irwin Edlavitch - Applicant's Request For Clarification

Honorable Members of the Board:

On behalf of the Applicant, we are submitting this request for clarification regarding the Board's vote of March 20, 2012 to approve the above-referenced application. At the conclusion of the public hearing, the Board voted 5-0-0 to approve the Applicant's request for a variance from the off-street parking requirements under subsection 2101.1, a variance from the compact space requirements under subsection 2115.2, a variance from the loading requirements under subsection 2201.1, and a special exception under subsection 411.11 for relief from subsections 411.3, 411.5, and 770.6(b) for multiple roof structures with walls of unequal height and not meeting the set back requirements, to allow the construction of a new residential building with ground floor retail use in the ARTS/C-3-A District at 1326 and 1334 14th Street, N.W. (Square 211, Lots 864 and 867)

As indicated in the Applicant's prehearing submission, the Applicant is continuing to work with the Historic Preservation Office to refine certain elements of the building's design, and therefore the Applicant is requesting flexibility from the Board regarding the final design of the building. The Applicant, therefore, requests that the Board include the following condition in the order approving this case:

The Applicant shall have the flexibility to modify the design and internal layout of the building to address any comments from the Historic Preservation Office and the Historic Preservation Review Board during final review of the project so long as the modifications do not require any additional areas of zoning relief.

This condition is similar to conditions included in other cases approved by the Board that require HPRB approval.

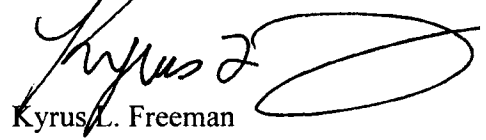
MAR 20

BOARD OF ZONING ADJUSTMENT
District of Columbia
Board of Zoning Adjustment
CASE NO. 18313
EXHIBIT NO. 23

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Thank you for your attention to this application.

Sincerely,


Kyrus L. Freeman

Enclosures

cc: Karen Thomas, Office of Planning (Via U.S. Mail)
ANC 2F (Via U.S. Mail)