

July 9, 2013

VIA HAND DELIVERY

Chairman Lloyd Jordan
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 JUL -9 PM 1:25

Re: BZA Case No. 18409 – Pre-Hearing Submission

Dear Chairman Jordan and Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on July 23, 2013. Since filing the application, the Applicant requested and was granted several continuances of this hearing pending Council legislative action to remove one of the two building restriction lines ("BRL") that encumber the Property. Unfortunately, the process to remove the BRL became too much of a delay, so the Applicant decided to proceed with a project that does not require removal of the BRL.

The enclosed revised plans are for a four unit apartment building, which is reduction of one unit from the original application. Otherwise, the only difference from the original application is that the addition is smaller, and the building is within the BRLs. The Applicant still requests a variance from the parking requirements for one space, and the justification set forth in the original application statement still applies. The Property is unique because it is triangular in shape, has two BRLs, does not have alley access, and does not have any curb cuts. The Property's triangular shape and location at the intersection of two streets severely limits where parking can be located. In addition, it would be nearly impossible to provide a curb cut because of DDOT policies that would not allow one. Even if a curb cut were permitted, because the BRLs limit the buildable area of the Property to 17%, it would be extraordinarily burdensome to shrink the building to accommodate the parking space. The building would become so small that it would not be feasible to provide the requisite dimensions for usable and Building Code-compliant units. The amount of relief is so negligible that there would be no impact on neighborhood parking, particularly because of the Property's location close to a plethora of public transit options.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18409

EXHIBIT NO. 32

Board of Zoning Adjustment

July 9, 2013
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The Applicant has kept ANC 1A apprised of these changes and will present the revised design to the ANC on July 11th.

The Applicant looks forward to presenting this case to the Board on July 23rd.

Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,



John Epting



Cary Kadlecek

Enclosure
DCDOCS\7081105.1

CERTIFICATE OF SERVICE

I hereby certify that on July 9, 2013, copies of the attached letter and attachment were delivered via messenger or U.S. Mail to the following:

Stephen Gyor
D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

ANC 1A
1380 Monroe Street NW, #103
Washington, DC 20010

A handwritten signature in blue ink, appearing to read 'Cary Kadlecek', is written over a horizontal line.

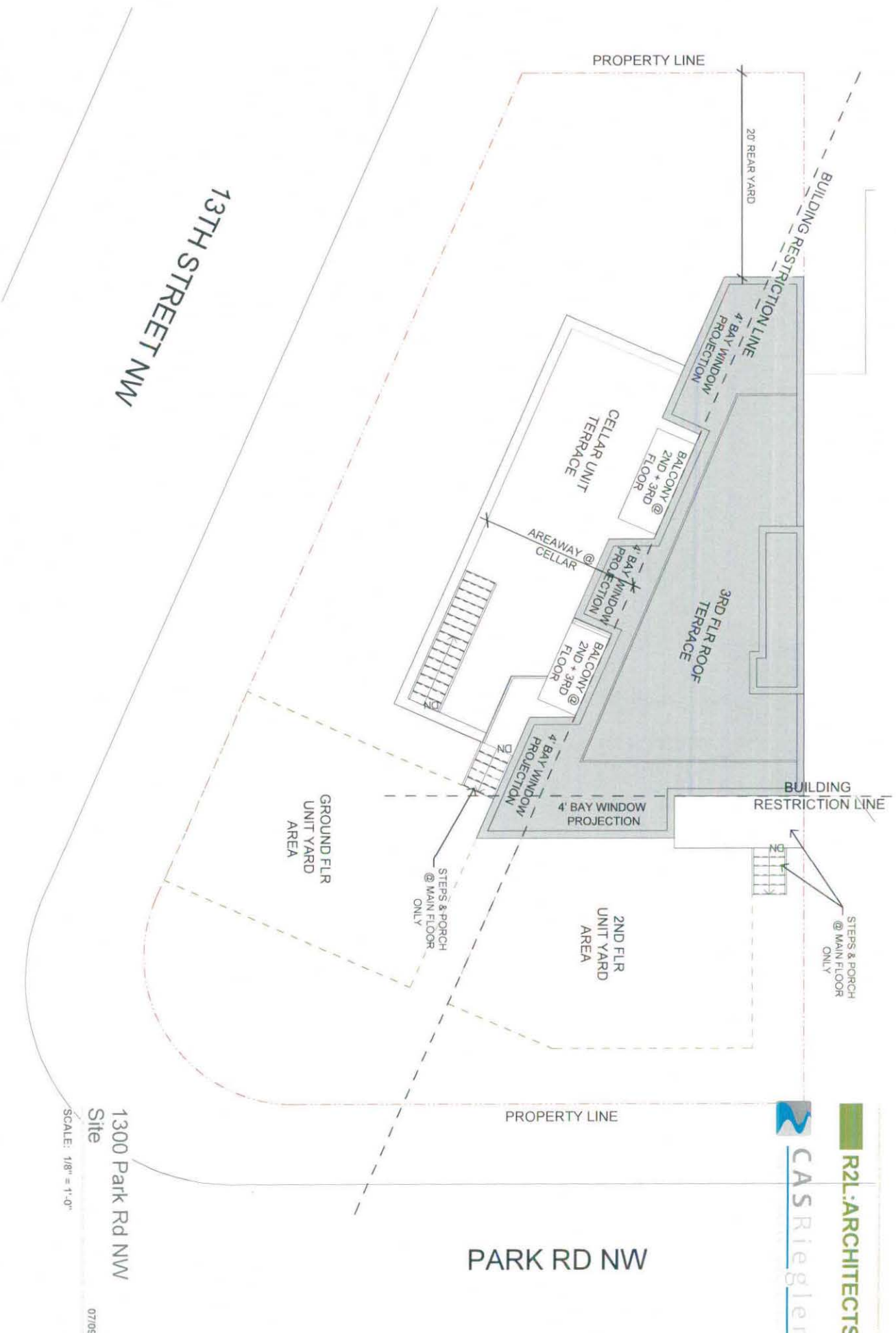
Cary Kadlecek

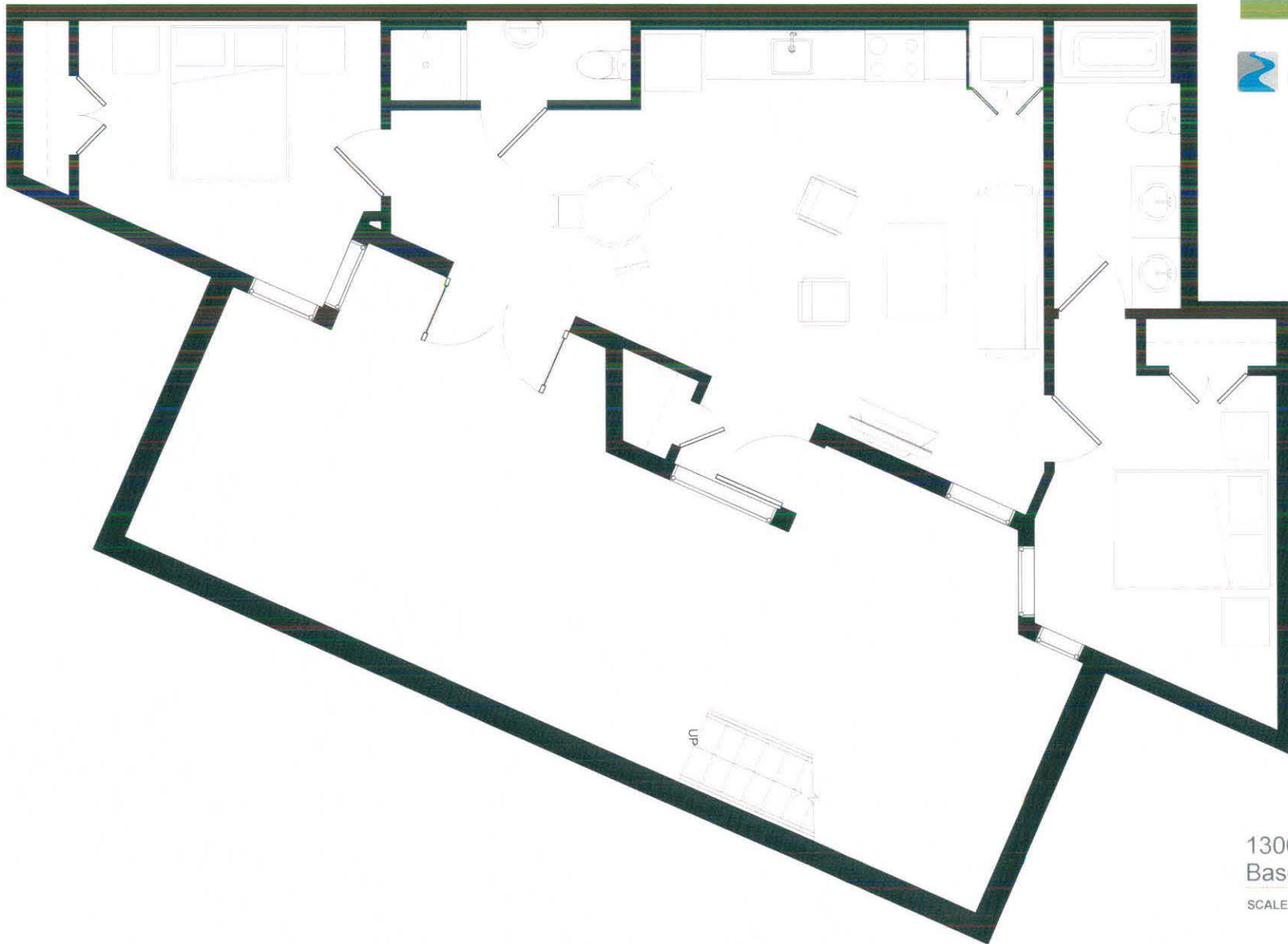
R2L:ARCHITECTS

CAS Riegler



1300 Park Rd NW
07-09-2013





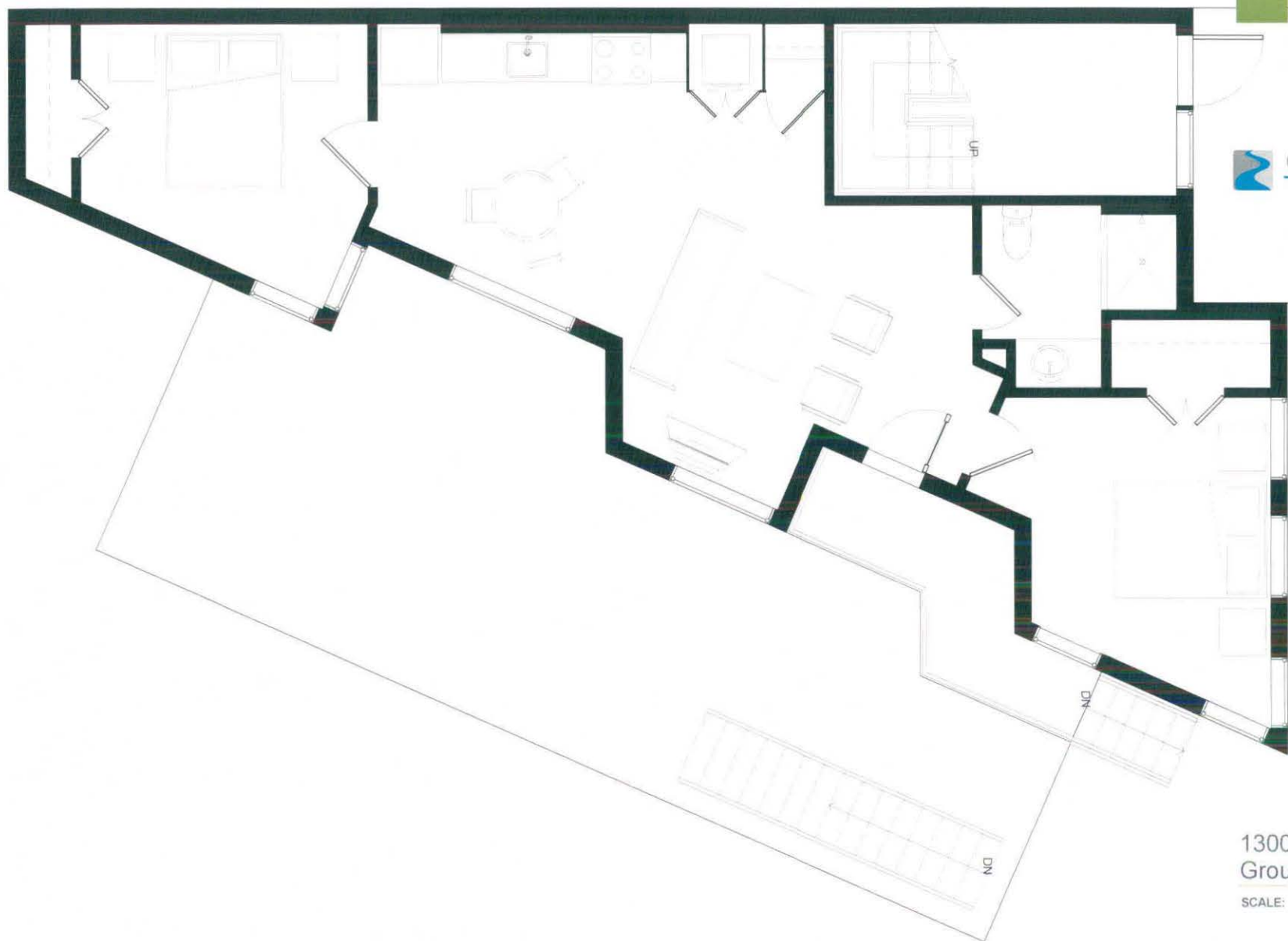
R2L:ARCHITECTS

CAS Riegler

1300 Park Rd NW
Basement

07/09/13

SCALE: 1/4" = 1'-0"



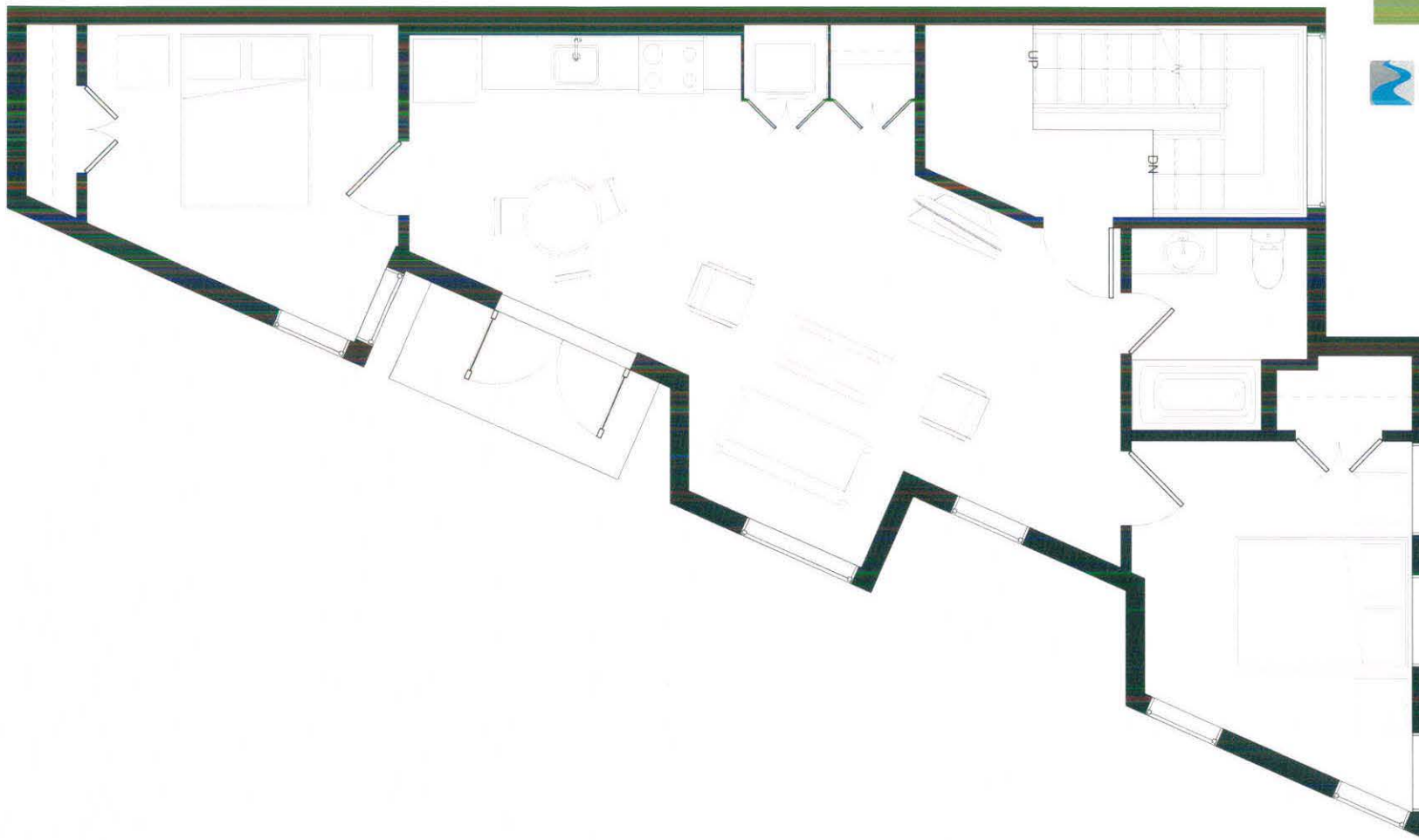
R2L:ARCHITECTS

CAS Riegler

1300 Park Rd NW
Ground Floor

07/09/13

SCALE: 1/4" = 1'-0"



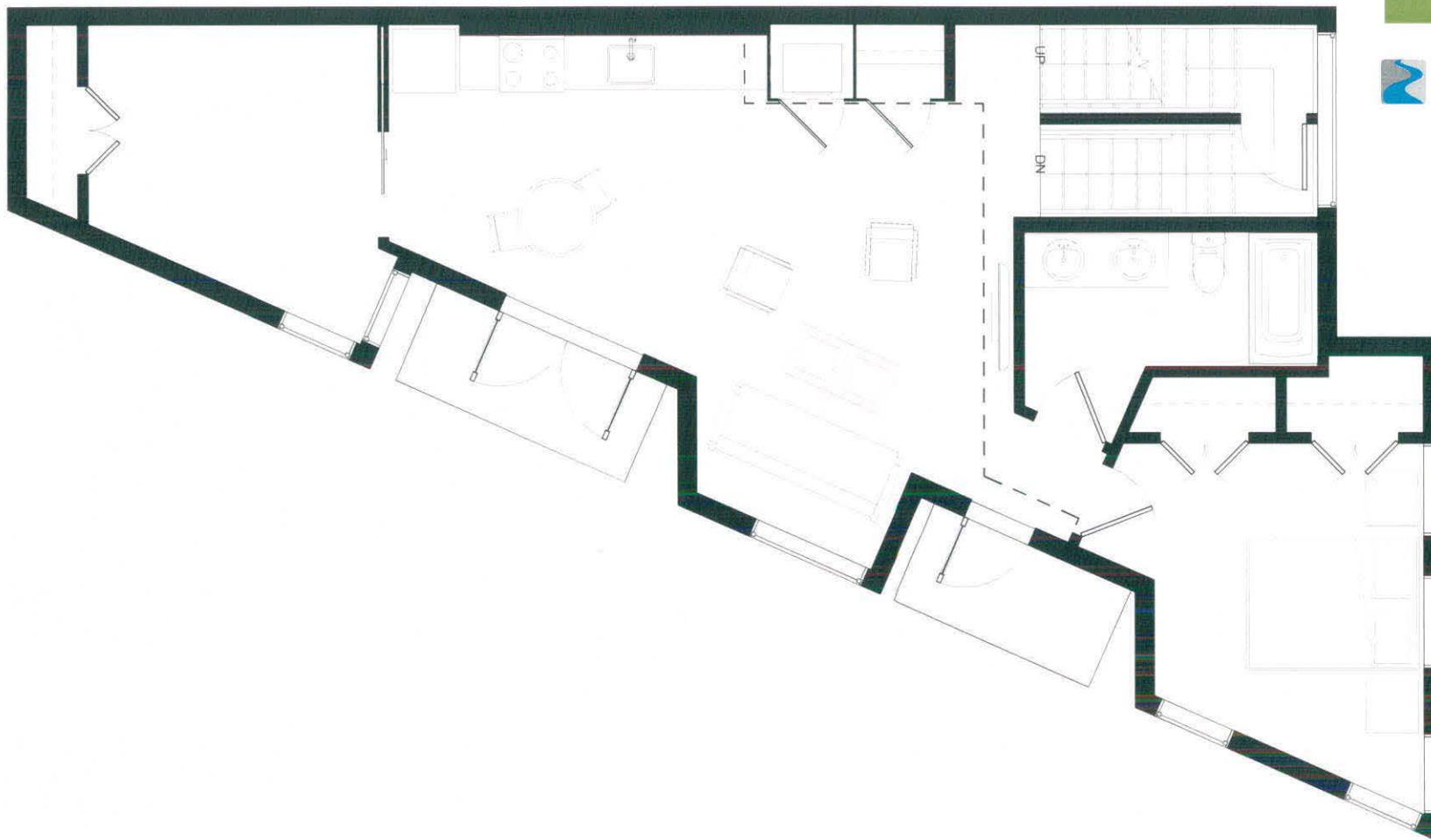
R2L:ARCHITECTS

CAS Riegler

1300 Park Rd NW
2nd Floor

07/09/13

SCALE: 1/4" = 1'-0"



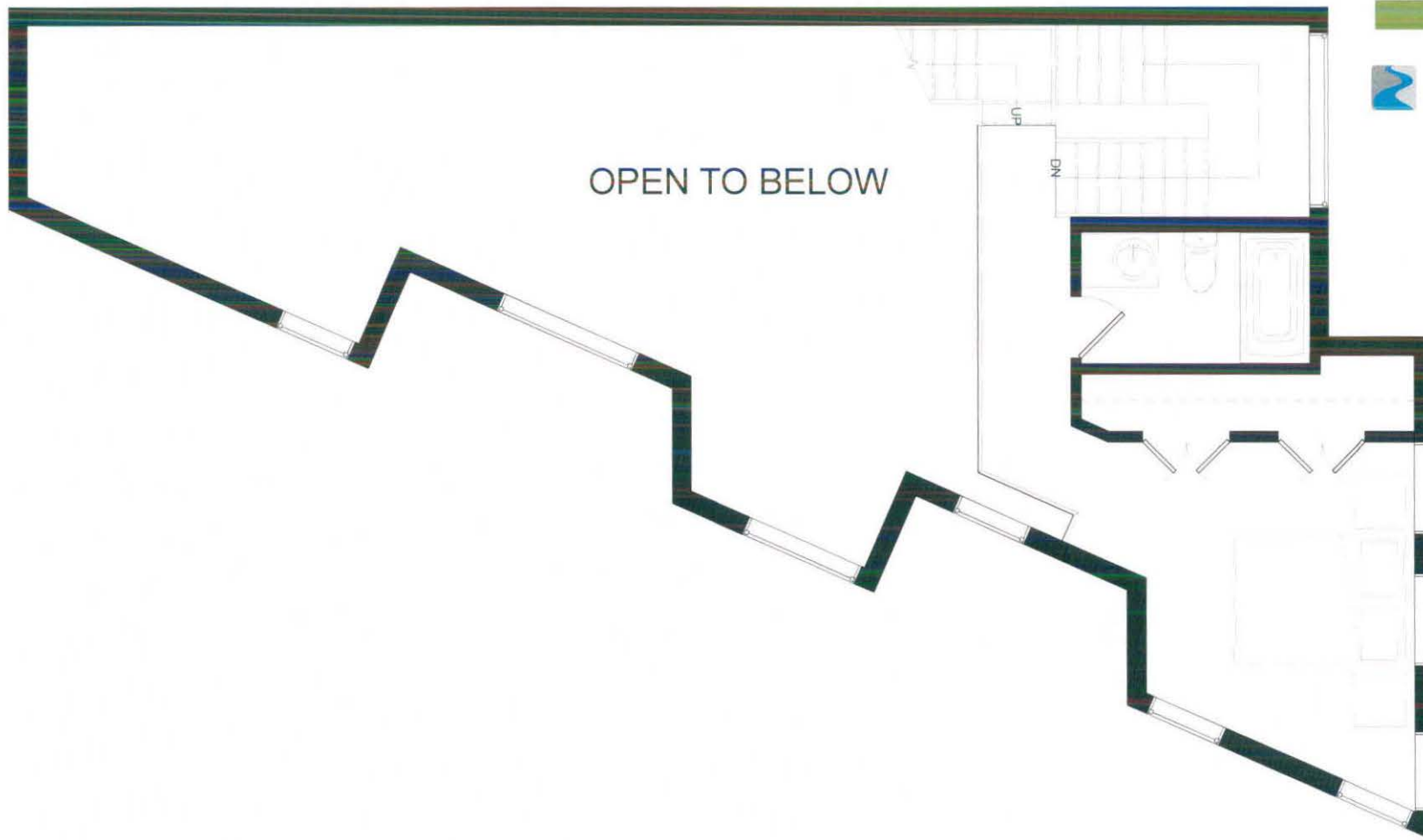
R2L:ARCHITECTS

CAS Riegler
ARCHITECTS

1300 Park Rd NW
3rd Floor

07/09/13

SCALE: 1/4" = 1'-0"



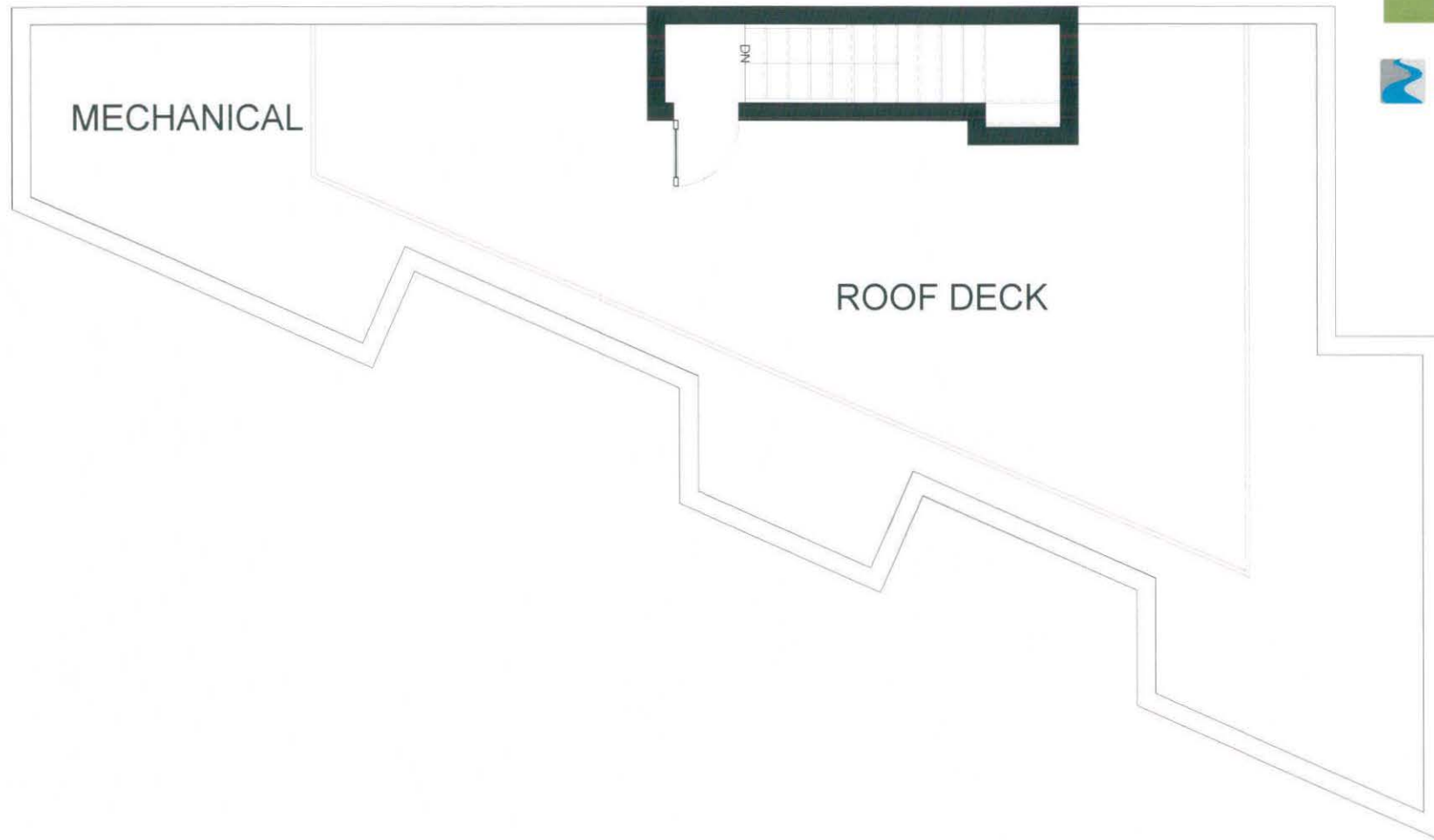
R2L:ARCHITECTS

CAS Riegler

1300 Park Rd NW
3rd Mezzanine

07/09/13

SCALE: 1/4" = 1'-0"



 **R2L:ARCHITECTS**

 **CAS Riegler**

1300 Park Rd NW
Roof Deck

07/09/13

SCALE: 1/4" = 1'-0"



1300 Park Rd NW
North Elevation

07/09/13

SCALE: 1/8" = 1'-0"

