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1766 Florida Avenue NW  
Washington, DC 20009

RECEIVED  
D.C. OFFICE OF ZONING  
2013 MAY 16 PM 3:02

05.15.13

**Re: 1469 Harvard Street NW Parking Variance**

To Whom It May Concern:

We are applying for a parking variance (area variance) for 1469 Harvard Street NW. Parking is the only zoning relief we are seeking. We propose constructing eight apartment units, and per the R-5-B zone, four parking spaces are required. We are seeking relief from this requirement for the following reasons:

1. The site is unique because, though the alley touches the site at the Northwest corner, there is not adequate access to the site. The alley access is only 5'-9.5" wide. Unfortunately, this is not wide enough to accommodate most vehicles. It is wide enough to accommodate sub-compact cars such as the Smart Car and the Fiat 500. We are happy to provide parking for these select models of sub-compact cars, and also propose providing extensive bicycle storage.
2. We are able to comply with the intent of the zoning code's parking requirement because many transportation options exist nearby. The Columbia Heights Metro Station is a mere .3 miles from the site. The 14th Street bus lines are .1 miles from the site. The 16th Street bus lines are .1 miles from the site. Three zip cars are located within a five minute walk. We also propose providing parking for four sub-compact cars mentioned above, and extensive bicycle storage.
3. The neighborhood ANC, ANC 1-A, passed a resolution in favor of the parking variance application on 05/08/13. We have conducted extensive neighborhood outreach, including providing drawings to neighboring properties, holding an informal meeting at our office, and being available to answer questions and concerns. The owner of 1460 Harvard Street has provided a note of support (attached).

This project will provide much needed housing units to the area, and, through the careful restoration and preservation of the building's existing facade, we hope to provide a really wonderful addition to the neighborhood.

Sincerely,

Carmel Greer AIA, LEED AP  
District Design  
carmel@districtdesign.com  
202.518.0892

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18563  
EXHIBIT NO. 24



BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

|                                       |                                                         |            |            |
|---------------------------------------|---------------------------------------------------------|------------|------------|
| Case No.:                             | 18563                                                   | Case Name: | MCSKA, LLC |
| Address or Square/Lot(s) of Property: | 1469 Harvard Street, NW (Square 2670/Lot 0818)          |            |            |
| Relief Requested:                     | DCMR 11-21 Section 2101.1 (Off-street Parking Variance) |            |            |

ANC MEETING INFORMATION

|                                      |                     |   |   |   |   |   |   |   |                           |     |                                     |    |                          |
|--------------------------------------|---------------------|---|---|---|---|---|---|---|---------------------------|-----|-------------------------------------|----|--------------------------|
| Date of ANC Public Meeting:          | 0                   | 5 | / | 0 | 8 | / | 1 | 3 | Was proper notice given?: | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| Description of how notice was given: | Via Mail and E-mail |   |   |   |   |   |   |   |                           |     |                                     |    |                          |

|                                              |   |                                           |    |
|----------------------------------------------|---|-------------------------------------------|----|
| Number of members that constitutes a quorum: | 7 | Number of members present at the meeting: | 10 |
|----------------------------------------------|---|-------------------------------------------|----|

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

Neighbors express concern over "pop-up" buildings along the 1400 block of Harvard Street, NW, and the overall changing character of the block. Another concern was the increase in high density multi-family residential development and a desire to maintain housing for families with children. There was some concern with availability of street parking.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

By majority vote, ANC1A recommends approval of this application. We understand that the property is landlocked and unable to support any amount of parking without trespassing on private property.

AUTHORIZATION

|                                                                            |   |   |                                                               |          |
|----------------------------------------------------------------------------|---|---|---------------------------------------------------------------|----------|
| ANC                                                                        | 1 | A | Recorded vote on the motion to adopt the report (i.e. 4-1-1): | 5-4-1    |
| Name of the person authorized by the ANC to present the report:            |   |   | Steve Swank                                                   |          |
| Name of the Chairperson or Vice-Chairperson authorized to sign the report: |   |   | Thomas Boisvert                                               |          |
| Signature of Chairperson/<br>Vice-Chairperson:                             |   |   | Date:                                                         | 5/8/2013 |

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR §§ 3012 AND 3115.

Letter of support addressed to Steve Swank, the ANC member for the site's SMD:

## 1469 Harvard Street NW - parking variance

Inbox x



skim

Apr 24

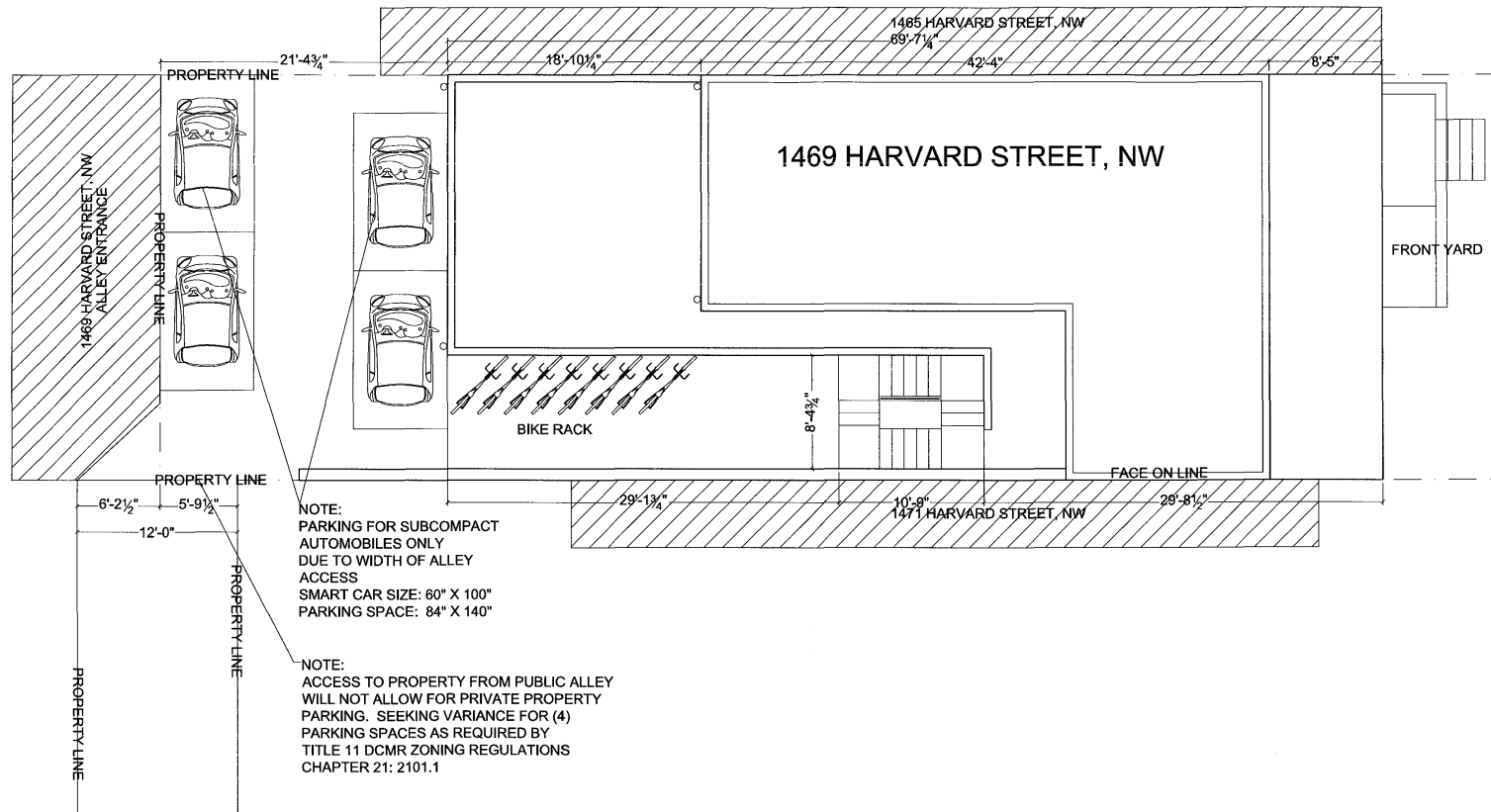


to steveswank2012, me

Dear Mr. Swank:

I am the owner of 1460 Harvard Street NW and I support the parking variance for 1469 Harvard Street NW". The parking variance will help transform the current vacant property to a newly renovated building, which in turn will help further improve the street and the neighborhood.

Thank you for your consideration,  
Soon Hee Kim



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SITE PLAN

SCALE: 1/4" = 1'-0"  
SCALE: 1/8" = 1'-0"

24X36 LAYOUT  
11X17 LAYOUT



DD

1469 HARVARD STREET NW

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