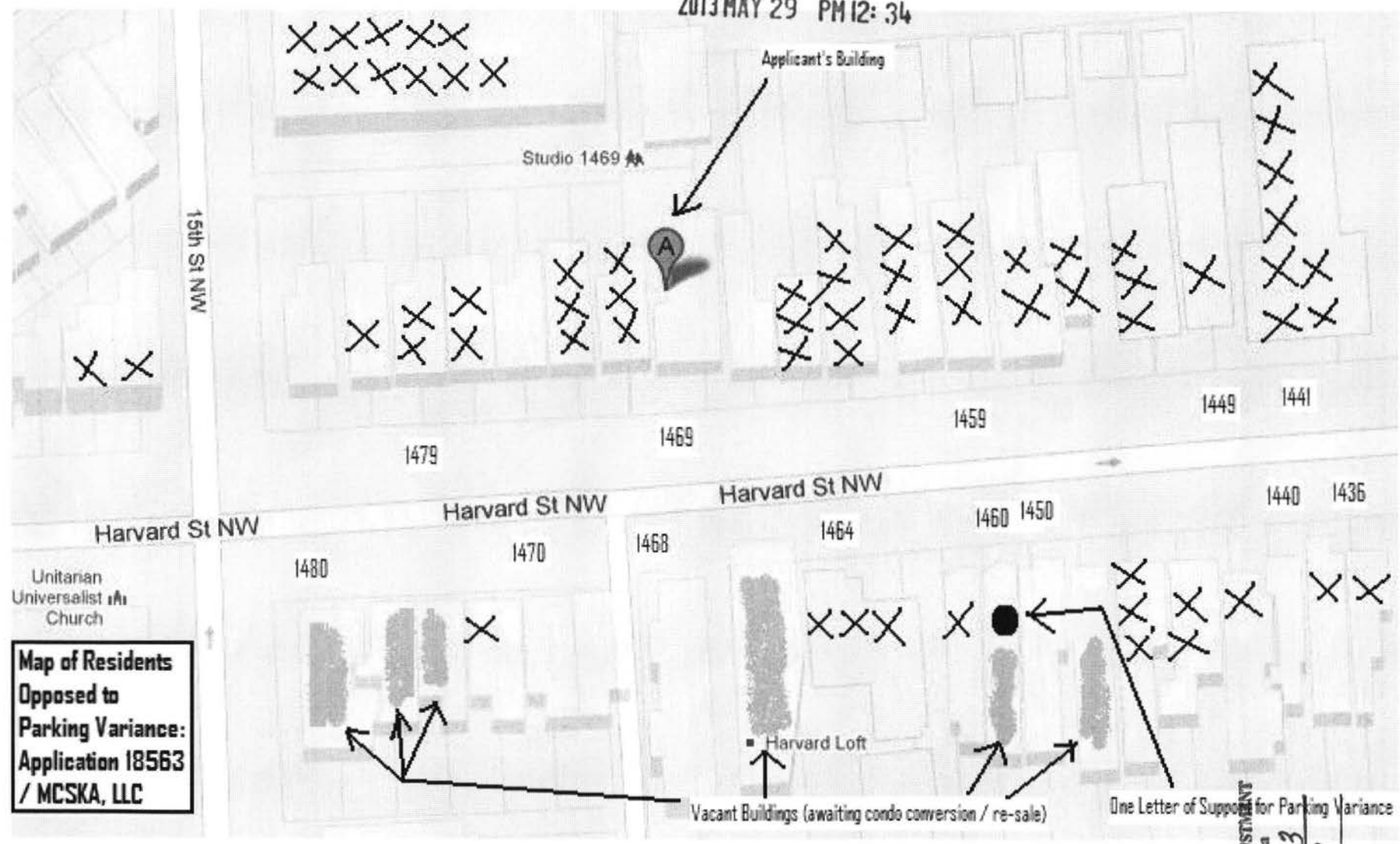


18563

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Map of Residents
Opposed to
Parking Variance:
Application 18563
/ MCSKA, LLC

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18563
EXHIBIT NO. 29
One Letter of Support for Parking Variance

Petition

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The Undersigned agree and hold to be true that each is:

- A resident of Columbia Heights in Washington DC.
- A neighbor to 1469 Harvard St NW.
- A constituent of ANC district ANC 1a.

In January 2013, a developer purchased 1469 Harvard St NW. The owner would like to convert the existing structure (which contains 2 apartments) into a larger building with two additional floors, and with a total of eight apartments (four 1-bedroom units + four 2-bedroom units).

Apartment buildings in this neighborhood are usually required to provide one parking space for every two units. The owner has zero off-street parking spots, and is requesting a Zoning Variance. If the variance is granted, the new apartment owners would need to seek parking on the street.

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We The Undersigned are opposed to granting the Parking Zoning Variance, because street parking is already difficult to find in this neighborhood.

	Signature	Name	Address	Phone or Email
1.		Kevin Harvot	1459 Harvard St NW #1	202/494-2246 2009
2.		Matthew Kucornik	1459 Harvard St NW #1	202-316-5004
3.		Ainsley Lloyd	1465 Harvard St NW	928 713 7580
4.		Jonathan Renaud	1461 Harvard St NW #2	571 217 7587
5.		Leslie Phillips	1461 Harvard St NW #5	202-251-1629
6.		Veronika Bernier	1441 Harvard St NW Apt. F	787-568-6916
7.		Ali McCracken	1481 Harvard St.	860 575 5692
8.		Jayne Miller	1441 Harvard St. NW #2	610-217-3749
9.		SERGIO	1457 Harvard St NW	202 717 0851
10.		Elizabeth Irvin	1420 Harvard St. NW #306	440-667-2893

The Zoning Board Hearing is on Tuesday, June 3, starting at 9:30am, at the Board of Zoning Adjustment at 441 4th Street NW, Suite 200/210. Please come!

Petition

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	Signature	Name	Address	Phone or Email
1.		Donna Lyons	2900 14th St NW	202-571-1221
2.		Ann King	737 Hobart Pl. NW	20001
3.		Benedict Tusa	1438 Harvard St	20009
4.		Stacy Swartzman	1436 Harvard St	20009
5.		Marian W. David	1442 Harvard St. NW	#5 20009
6.		Bessie Alexander	1474 Columbia Rd. NW	406 mdand@alumnae.gwu.edu
7.		Sarah Pickens	1101 Fairmont St NW #3	202-872-6639
8.		Asha Miller	1441 Harvard St. NW	202-667-8792
9.		Dave Carter	2901 16th St	856-912-5155
10.		Chris Marcus	1466 Harvard Pl. NW	crisis.marcus@gmail.com

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	Signature	Name	Address	Phone or Email
1.		Steven Waters	1471 Harvard St, NW	swaters@livingstreets.com
2.		JAMES UHL	1463 HARVARD ST. NW	CASPER_UHL@hotmail.com
3.		Beth Wilt	1463 Harvard St. NW	bethwilt@gmail.com
4.		RICHARD LOCK	2625 13 th St NW	RLock@THEBRASSerie.com
5.		DANA HUBBARD	1477 Harvard	Ravasutra@msn.com
6.		Louise Goines	1479 Harvard	lgoines@msn.com
7.		Richard Goines		
8.		Meghan VanLeeuwen	1453 Harvard St NW	meghanromey@yahoo.com
9.		DAVID M. VAN LEEUWEN	1453 Harvard St. NW	(301) 441-8000 dmv2000@yahoo.com
10.		Libby Buchele	1471 Harvard St NW	

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Petition

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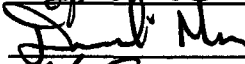
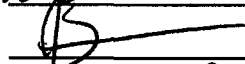
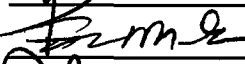
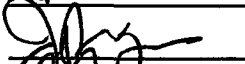
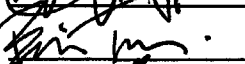
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	Signature	Name	Address	Phone or Email
1.		Sophie Theis	1465 Harvard	(510) 410-9705
2.		Daniel F. Michel	1503 Harvard	dantmichel@gmail.com
3.		Matthew R. Koschak	1503 HARVARD	mr.koschak@gmail.com
4.		Jacob Buchman	1501 Harvard St	JBUCHMAN@gmail.com
5.		Tom Gordon	1481 Harvard St	tgordon92@gmail.com
6.		Jillian Ferguson	1408 Harvard St.	radicleddesign@gmail.com
7.		Nandor Mitroscak	1473 Harvard St.	443-306-9518
8.		BRIAN DMAINCO	1473 HARVARD ST.	301-873-0848
9.		MARK HALVADA	1473 HARVARD ST.	410-770-5420
10.		Eric Hoy	1471 Harvard St.	202-905-3469

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Board of Zoning Adjustment

441 4th. Street, N.W, #2001

Washington, DC 20001

Re: Case 18563

Application of MCSKA, LLC

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May 23, 2013

2013 MAY 29 PM 12: 35

The purpose of this letter is to register my opposition to the variance application noted above, for 1469 Harvard Street. N.W. I own and have lived four doors down, at 1477 Harvard St. N.W. since 1991 and I am a native Washingtonian.

The applicant is requesting a variance from the parking requirements, seeking to develop a two unit building into an eight units with no parking at all. Without this variance, the applicant would have to provide parking spaces for four cars. The addition of eight units without any parking at all is too much for the neighborhood to bear, as I will explain.

Living here, I can attest to the growing difficulty I find in parking my car. I need to park on the street because I do not have parking in the alley, contrary to "Detailed Statement E". Even though we have Zone One only parking, the recent increased popularity of Columbia Heights has put extremely serious stress on the parking situation. Recently, 20 to 30 units in the 1400 block of Harvard Street have been added that do not have off - street parking. More are already underway, further increasing the number of units without any parking. This will make the parking situation intolerable.

I ride my bicycle whenever possible, my whole family does, but there are times when a bicycle just won't do. I volunteer doing animal rescue work in Columbia Heights and all over the city. I work with Four Paws Rescue Team, Alley Cat Allies and the Humane

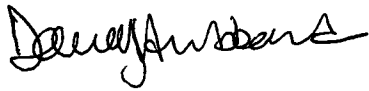
Society. I need access to my car to carry out these activities. As my husband and I grow older, we will need to use our car more and more, and when my daughter has babies, she will need the use of a car.

The property at 1469, which has been vacant since last fall, is a unique building on our block because it is divided into two equal units, airy, large and sunny, with two bedrooms, dining room and living room, and space for a home office. They have luxuriously wide hallways. The spaces are really charming, with arched doorways inside to match the exterior arched main doorway. It is in good condition, not dilapidated, although it does need some exterior paint. I am including a picture to make my point.



My preference would be for the new owners of 1469 to keep the building as it is. The greenest building is the one already built. This kind of conversion hurts the stated "green agenda" of the city in so many ways.

The neighbors on this block are virtually unanimous in opposition to this application. We do not want to waste hours of our time driving around looking for a space to park, and as an older woman, I do not wish to walk a long distance to my car at night, it makes me very vulnerable.

A handwritten signature in black ink, appearing to read "Dana Hubbard". The signature is fluid and cursive, with the first name "Dana" being more prominent than the last name "Hubbard".

Dana Hubbard

1477 Harvard St , NW

WDC 20009

Re: Case 18563

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2013 MAY 29 PM 12:35

May 17, 2013

Board of Zoning Adjustment,
Office of Zoning, Government of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

Dear Board of Zoning Adjustment,

I write to respectfully request that you deny the parking variance application for 1469 Harvard Street, NW (case 18563) because it would exacerbate the already inadequate parking problem on that street and its surrounding blocks. Moreover, lack of parking will discourage long-term residence by the future tenants of this property. As the block continues to grow and change, we have to think of the consequences of granting variances to the District's existing zoning regulations. In order to achieve a good quality of life for a diversity of Harvard Street's current and future residents, I ask that this parking variance be denied.

First, the current parking situation is already strained. There are insufficient accommodations, in part, because of the expansion of numerous single-family homes into rental units and condominiums and, generally, a growing population to which the infrastructure and resources, including parking, have yet to adapt. It would be a mistake to divide 1469 Harvard into so many units without providing for adequate parking. As the applicants point out, a variance has already been granted to the property to the rear of 1469. Every property cannot receive exceptions to the established and well-reasoned regulations without stripping those regulations of meaning.

Second, I fully believe that we will continue to see less need for car parking (and fewer cars generally) in the city and I look forward to that greener future. I think high-density, car-free living is very good from an urban planning perspective and suitable for lots of people and places including the District. But this kind of lifestyle needs to be part of an overall plan for a community so that current and future residents are supported through the different phases of their lives.

Young people starting their careers and lives in the city need affordable and accessible housing in the District but, at the same time, all of our current housing stock cannot be turned into studio apartments. We, as a community, need to plan for young people as well as for young families so that the city will thrive. Part of that planning will be resisting attempts to homogenize our neighborhoods in order to make them appealing to only one type of resident.

The applicants also suggest that each private property has adequate space for parking. First, this is only true if the number of residents remains more or less as was intended in the early twentieth century when these houses were first constructed. If each property

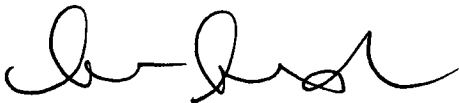
must support 6-8 young adult residents, the parking situation quickly becomes inadequate. Second, if DC is going to remain a sustainable city, we cannot pave every backyard to create parking.

Prior projects have already strained the neighborhood's resources and I write today as one construction project was just completed a few weeks ago and as work has already begun on another. Combined with the future effects of renovation to 1469, the block is going to be squeezed even if a variance is not granted which I very much hope the Board will seriously consider.

I grew up on Harvard Street. Since 1991 my family has lived, alongside many different types of neighbors, at 1477 Harvard. I look forward to taking care of my parents in the Harvard Street house as they age and I will need adequate street parking to do that. I look forward to raising my own family in that house and I will need adequate street parking to do that, too. I look forward to continuing to live in a diverse neighborhood—one with a mixture of residents with a variety of needs.

Thank you very much for allowing residents and citizens to share their concerns and opinions on this matter. As a native Washingtonian, I care about the future of our city very, very much. We have to share its beauty with each other—but we have to share space wisely or else we will lose the very characteristics we value so very much. Granting the parking variance would be a detriment to the current residents of Harvard Street and to future residents as well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Helen Hubbard-Davis', with a stylized, cursive script.

Helen Hubbard-Davis
(202) 329 4453
2445 15th Street, NW #215
Washington, DC 20009

2013 MAY 29 PM 12:35

Petition

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- A resident of Columbia Heights in Washington DC.
- A neighbor to 1469 Harvard St NW
- A constituent of ANC district ANC 1a

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	Signature	Name	Address	Phone or Email
1.	Cecilia	Cecilia	1474 Columbia	202-667-6587
2.	Janet	Janet	1474 Columbia	202-667-6587
3.	Edmund	Siauw	1474 Columbia	202-957-1107
4.	Ellen	Siauw	1474 Columbia	202-(607) 6587
5.	Allan	Siauw	1474 Columbia	202-(607) 6587
6.	Juan Amaya	Juan	1474 Columbia	202-360-7727
7.				
8.				
9.				
10.				

The Zoning Board Hearing is on Tuesday, June 3, starting at 9:30am, at the Board of Zoning Adjustment at 441 4th Street NW, Suite 200/210. Please come!

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	Signature	Name	Address	Phone or Email
1		Danielle Hazzie-Mills	1441 Harvard St NW	apt 5
2		Leslie Phipt	1464 Harvard Street, NW	apt 8
3		Andre Young	1317 Hamilton St NW	202 722 2051 / leslie.phipt@gmail.com
4		Jeff Stephens	1451 Harvard St NW	Unit 9 / jeffstephens@gmail.com
5		Jay Chen	1465 Harvard St NW	
6		CLAIRE WOBEL	1422 HARVARD ST NW	clairewobel@gmail.com
7				
8				
9				
10				

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	Signature	Name	Address	Phone or Email
1		Travis Holler	1462 Harvard Street, NW	travis.holler@gmail.com
2		Elizabeth M. Fennell	1451 Harvard St NW	
3		Linda Gaston	1444 Harvard St	lg5432@yahoo.com
4		Jeffrey Gaston	1444 Harvard St NW	jeff.gaston@usi.net
5		Angela Windsor	1463 Harvard St NW	angelaferp@gmail.com
6		BRIANA DUKAS	1441 Harvard St NW	bndukas@gmail.com
7		Richard L. Brown	1465 Columbia Rd NW	
8		Dan Brown	1465 Columbia Rd NW	danbrown1975@gmail.com
9		James Gailher	2801 14th St NW	JamesTGailher@gmail.com
10		Damien Maury	2903 13th St NW	dmaury@hotmail.com

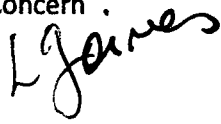
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Date May 23, 2013

To: Whom It May Concern .

From: Louise Goines



Re: Application Number 18563 from MCSKA, LLC, requesting a variance from off-street parking requirements

My name is Louise Goines and I am writing on behalf of my husband Richard and myself. We live at 1479 Harvard Street NW, since 1986, five houses from the property seeking the variance

We fully support Mr Eric Hoy's statement dated May 21, 2013. We also live in a single-family row house and have seen the development of numerous condominium conversions and are aware of the proposed and anticipated development of additional condominium conversions on the 1400 block of Harvard Street NW

My husband and I fully understand the financial value both to the developer as well as the city in these conversions. But we are concerned with density and reduced living space necessitated by these conversions

We are witness to the decreasing availability of street parking needed to accommodate the increased number of residents. This seriously concerns us. It has become nearly impossible for any service company (plumber, electrician, etc) to find legal parking on our block. Just recently, ARS Residential Services attempted to make a service call and left the area after spending 45 minutes looking for a single parking space within two blocks North and South of Harvard Street. Fortunately, in this instance we were not charged for the attempted visit, but that will not be the case in the future. This most recent event occurred in spite of the complimentary parking permit sent to residents.

We are against the request for a parking variance. I do not understand why the proposed renovation to make eight apartment units cannot be scaled back in order to convert some space to meet the District's parking requirements. Once this variance is granted, we see no end to the number of future requests the Board will have to consider, further adding to the inconvenience and detriment of existing home owners. Our needs will be sacrificed in order to accommodate a variance from District requirements.

In addition, I do not remember any effort on the part of MCSKA LLC to meet with us much less discuss their plans and what inconveniences we may incur. It would have been preferable to have at least an effort to solicit neighbor input. We are not against development, although we question the need for the maximum number of apartments that can be squeezed into the premises at 1469 Harvard.

My husband and I do not own a car. Nevertheless, we are faced with parking issues daily as we attempt to live, maintain, and entertain in our home. Please, do not allow another probable problem to be added to the already burdensome issue of "parking."

Thank you for your consideration

CHARLES R. DAVIS
1477 HARVARD STREET, NW
WASHINGTON, DC 20009
(202) 462-4620

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D C OFFICE OF ZONING
2013 MAY 29 PM 12:34

May 18, 2013

Mr Richard S Nero, Jr
Deputy Director of Operations
Office of Zoning
441 4th Street, NW, Suite 2001
Washington, DC 20001

RE BZA Case 18563

Dear Mr Nero,

Thank you for this opportunity to express my written view concerning the above-mentioned case before the Board of Zoning Adjustment. The purpose of my letter is to express my vehement opposition to the application of MCSKA, LLC, pursuant to 11 DCMR 3103.2 for a variance from the off-street parking requirements under subsection 2101.1, for an eight (8) unit apartment building in the R-5-B District at premises 1469 Harvard Street, NW (Square 4670, Lot 818).

I have been a resident of the District of Columbia since 1980 and have lived at 1477 Harvard Street, NW with my family for more than 20 years. During this time, we have watched our neighborhood change in many very regrettable ways, such as, poorly conceived renovations, shoddy workmanship, excessive noise and increased traffic. We've also seen a spike in demand for parking space as a direct consequence of the many recent condo conversions on the 1400 block of Harvard Street, NW and other nearby projects (i.e., the Day Care Center for 80 children at 1480 Columbia Road, NW).

If you grant this variance, I believe the effect will be to needlessly worsen an already challenging on-street parking crisis in our neighborhood. The variance would cause great hardship to current residents who already experience an everyday shortage of convenient close-by parking. Often we are forced to drive around the neighborhood for prolonged periods of time, especially during the evening hours, to hunt for ever-scarce parking spaces—sometimes settling for parking which is several blocks away. The result of this competition for parking is wasted time, frustration and a diminished quality of life.

Thank you for your consideration – please contact me directly if you have any question or additional requirements.

Sincerely,



Charles R. Davis

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2013 MAY 29 PM 12:35

To Whom It May Concern
From Stacy Swartwood
Regarding Application 18563 – Parking Zone Variance Request
Date May 19, 2013

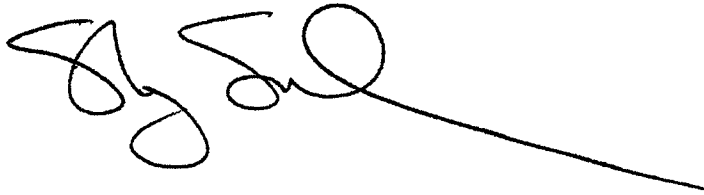
My name is Stacy Swartwood, and I live in a single-family row-house at 1436 Harvard St NW, with my husband and two children whom I am also writing on the behalf of. We have lived in the neighborhood for almost 15 years, having moved in before the Columbia Heights Metro Station opened. We are across the street from the house owned by the zoning variance applicant (MCSKA, LLC) at 1469 Harvard St NW. Our houses are in an R-5-B zoning district.

Our understanding is that the developer is planning to convert an old row house with two apartments into eight condominium units. There would not be any off street parking accommodations, and all the condominium residents would use already scarce on-street parking. This is unusual for a neighborhood that requires one parking space for every two residential units.

I am opposed to the parking zoning variance request for four reasons

- 1 The maximum number of parking spaces that will fit on the applicant's land is two, which under city regulations would allow for the construction of four units. That is the maximum number of units that should be permitted at this property.
- 2 Parking on the 1400 block of Harvard St NW is already scarce, and the proposal would further exacerbate the situation. Double parked cars loading and unloading on the block often block traffic including emergency vehicles, particularly ambulances en route to Washington Hospital Center/Children's Hospital/National Rehabilitation Hospital to the east.
- 3 There have been nine other condo conversions on the 1400 Harvard St NW block in the past five years and five other major condo conversions on the 1400 Girard St NW block backing onto our alley, none of them have needed a parking variance.
- 4 While high residential density near public transportation makes sense, public safety and city regulations cannot be sacrificed. With large surface parking lots even closer to the Columbia Heights Metro Station than the property at 1469 Harvard Street, there are many other opportunities to increase the number of residential dwelling units without compromising public safety, city regulations, and the 100+ year old neighborhood context.

Thank you for your time and consideration. I am available at 202/483-6931 (home), 703/235-8061 (work), or at sswartwood@gmail.com if you have any questions.



Petition

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The Undersigned agree and hold to be true that each is

- A resident of Columbia Heights in Washington DC
- A neighbor to 1469 Harvard St NW
- A constituent of ANC district ANC 1a.

In January 2013, a developer purchased 1469 Harvard St NW. The owner would like to convert the existing structure (which contains 2 apartments) into a larger building with two additional floors, and with a total of eight apartments (four 1-bedroom units + four 2-bedroom units)

Apartment buildings in this neighborhood are usually required to provide one parking space for every two units. The owner has zero off-street parking spots, and is requesting a Zoning Variance. If the variance is granted, the new apartment owners would need to seek parking on the street.

In the last five years, there have been nine condo conversions on the 1400 block of Harvard St NW (On the north side of the street, at 1449, 1451, 1459, and 1461, on the south side of the street, at 1442, 1448, 1464, 1466, and 1480.) All of these developers have provided adequate parking, and have not requested a Parking Variance.

We The Undersigned are opposed to granting the Parking Zoning Variance, because street parking is already difficult to find in this neighborhood.

	Signature	Name	Address	Phone or Email
1		Rachel Rubin	1451 Harvard St NW #6	rlubin20@hotmail.com
2		Anthony Fuller	3023 14th Ave NW #405	3662-1387
3		Emily Ryan	1450 Harvard St NW #C	512-8554
4		Mirta Swargin	2804 14th St NW	mirta.swargin@gmail.com
5		James Harper	2804 14th St NW	
6		Ron Miller	1457 Harvard St NW	202-702-9203
7		Maryam Mahdavi	1449 Harvard St.	240-274-5188
8		Barbara Sheehy	1461 Harvard St NW #2	202-870-7831
9		Robert Clark	2500 14th St NW #317	(202) 785-2433
10		Robert Clark	1479 Harvard St NW	202-870-7831

The Zoning Board Hearing is on Tuesday, June 3, starting at 9 30am, at the Board of Zoning Adjustment at 441 4th Street NW, Suite 200/210. Please come!

Petition

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	Signature	Name	Address	Phone or Email
1.	<i>Gail Byn</i>	GAIL B.	1474 Colum	no phone
2.	<i>Dale H. H. H.</i>	Dale H. H. H.	1474 Columbia N.W. 200	984-1766
3.	<i>MUNDO VILL</i>	MUNDO VILL	1474 Columbia Rd NW #102	202-455-3816
4.	<i>J. Agall</i>	J. Agall	1474 Columbia Rd	No phone
5.	<i>JAMES ASKIN</i>	JAMES ASKIN	1474 COLUMBIA RD	2/545-0478
6.	<i>Rothamel Carr</i>	Rothamel Carr	1474 Harvard St NW	387-3459
7.	<i>Donna Lyons</i>	Donna Lyons	2900 14th	2/705-8971
8.	<i>Simon OBUS</i>	Simon OBUS	1464 Harvard	Sanjay.kumar@gmail.com
9.	<i>Ana Galeas</i>	Ana Galeas	1458 Columbia Road NW	102(202)588-8791
10.				

The Zoning Board Hearing is on Tuesday, June 3, starting at 9:30am, at the Board of Zoning Adjustment at 441 4th Street NW, Suite 200/210. Please come!

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May 21, 2013

Richard S Nero, Jr
Deputy Director of Operations
Office of Zoning
Government of the District of Columbia
441 4th Street, N W
Suite 202/210-S
Washington, DC 20001

RE: Application # 18563

Dear Mr Nero,

The intent of this letter is to formally protest the above noted application for a variance to zoning regulations. This issue is of particular interest to me as I have been a homeowner residing on this block for the past 10 years.

The owner is requesting that you waive the long-established off-street parking requirements so that they can develop the property into a multi-family dwelling. The problem with this is that relieving them of the burden creates a hardship to those of us who actually live here. Parking on this block is already quite limited due to rush hour and street sweeping restrictions, so ignoring the parking needs of multiple new residential units would be unwise.

I urge you to consider the needs of all the residents who make up this community, not just the special interests of one who may or may not ever actually reside here.

Thank you for your consideration.

Linda Gaston
1444 Harvard Street, NW
Washington, DC 20009



David Van Leeuwen
1453 Harvard Street, NW
Washington, DC 20009
May 28, 2013

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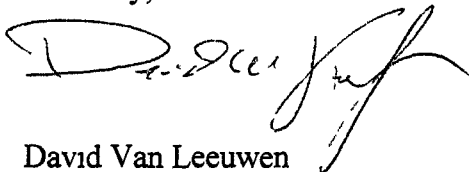
Board of Zoning Adjustment
DC Office of Zoning
441 4th St NW #200
Washington, DC 20001

Dear Board Members.

My name is David Van Leeuwen, and I live in a two-flat row house at 1453 Harvard St , NW with my wife and two children that lies seven properties away from the house owned by the zoning variance applicant (MCSKA, LLC) at 1469 Harvard St, NW. My family and I are adamantly opposed to the parking zoning variance request for the reason that street parking is already a scarcity on the 1400 block of Harvard St., NW, and that by allowing this variance to occur, this parking scarcity will be intensified. Often I am forced to find alternative parking away from the 1400 block of Harvard St , NW, if I need to run errands after work. If I take my children with me to buy groceries, for example, I am hard-pressed to bring in the heavy groceries to my house, and simultaneously provide a watchful eye on my kids if I am parking more than one block away.

In addition, it is my understanding that 11 DCMR § 2101.1 states that for every two condo units made available, the developer is required to provide one space for off-street parking. This building, from my knowledge, has limited accessibility to provide even one off-street parking space. The lack of off-street parking, thus the inability to maximize the development of the property, is in my opinion what kept this property languishing on the MLS for over five months (see Appendix A: Property History for 1469 Harvard St NW). It appears that most developers found this property undesirable, except ultimately for MCSKA, LLC. In this hot real estate market, in the coveted Columbia Heights location, with ultra-low interest rates, this property should have sold immediately – as do all the other comparable properties *with adequate off-street parking*. MCSKA, LLC should have been aware of 11 DCMR § 2101.1 when they purchased this property. It is not unfair for the developer to ask the Board for a parking zoning variance, but I would consider it unjust for the Board to support this request at the expense of those already living on the block, and scrambling to find parking every day.

Sincerely,



David Van Leeuwen

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Board of Zoning Adjustment,
Office of Zoning, Government of the District of Columbia
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

RE: BZA Case 18563

May 28, 2013

Dear Board of Zoning Adjustment,
I am writing as a concerned resident who has been living on this street for 13 years. I would like to request that you deny the parking variance application for 1469 Harvard Street, NW (case 18563).

As it is now, we have very limited parking, which makes it difficult for my friends and family to visit. I already have trouble finding parking, and I can only imagine how approving this variance application would worsen the situation. I often circulate for a long time searching for parking and then have to walk a few blocks alone in the dark to get to my apartment. I will feel even less safe if the parking problem is exacerbated.

When I first moved to this neighborhood in 2000, there was ample parking and a better quality of life. Everywhere I look, there are new construction projects adding more condos where there are already too many. As a long-time Columbia Heights resident, I would like you to consider our quality of life when it comes to making this important decision.

Thank you for your consideration.

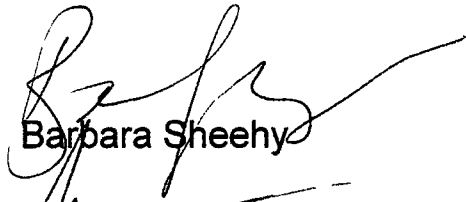


Daniela Villar del Saz
1446 Harvard Street, NW #4
Washington, D C 20009

soccer practice, and the park, and we never commute to work by car. In short, we are not a car-centric family and, as a general matter, we support any initiative that reduces car usage. We are not, however, so ignorant to believe that building *eight* units without a *single* parking spot will have the desired effect of reducing car use. Rather, the variance will decidedly impose one very detrimental effect: it will exacerbate an already unsustainable problem with parking on our block and in our neighborhood and reduce the quality of living of the current residents.

It is our understanding that a developer is required to have two parking spots per four units. Here, the application egregiously seeks to *reduce* the number of parking spots to *zero* while *increasing* the number of units to *eight*. This is not a realistic or wise approach. We strongly urge the Board to deny the application.

Respectfully submitted,



Barbara Sheehy



Jonathan Renault

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1461 Harvard St, NW, #2
Washington, D.C. 20009

May 28, 2013

Board of Zoning Adjustment
One Judiciary Square
441 4th Street, NW
Washington, DC 20001

RE: Application 18563 / MCSKA, LLC

To whom it may concern.

We are writing to object to the application of MCSKA, LLC to obtain a variance from the off-street parking requirements for an eight-unit apartment building at 1469 Harvard Street, NW. Our family has lived on the 1400 block of Harvard St, NW for nearly seven years. We must rely on on-street parking for our single compact car as our condo unit did not have parking available when we purchased. (Our building had only three spots available for five units, and the three spots had sold by the time we purchased.) We have faced increasing difficulty with parking over the years as the number of multi-unit buildings has exploded on our block. The difficulty with parking affects many aspects of our lives. It means that we have to walk blocks carrying our groceries while keeping our children in tow, that our children's elderly grandparents often have to drive around the neighborhood looking for a parking spot when they come from out of town to visit, that our friends coming for a meal or a social call cannot park anywhere near our home, and that service repairmen cannot easily access our condo building for service calls.

We understand that living in the city means that having a car without a parking spot is not easy. Accordingly, we do our utmost to take public transportation and ride our bicycles whenever possible, including Capital Bikeshare. We walk and bike our children to school, day care, restaurants,

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1471 Harvard
by Friday

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The Undersigned agree and hold to be true that each is

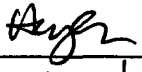
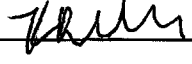
- A resident of Columbia Heights in Washington DC
- A neighbor to 1469 Harvard St NW
- A constituent of ANC district ANC 1a

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We The Undersigned are opposed to granting the Parking Zoning Variance, because street parking is already difficult to find in this neighborhood

	Signature	Name	Address	Phone or Email
1		Hey Suk Chang	1441 Harvard St NW Washington DC	#31 hchong@afscme.org
2.		Kara Berelli	1463 Harvard St NW	kberelli33@gmail.com
3				
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The Zoning Board Hearing is on Tuesday, June 3, starting at 9 30am, at the Board of Zoning Adjustment at 441 4th Street NW, Suite 200/210 Please come!

Petition

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The Undersigned agree and hold to be true that each is.

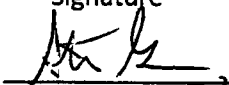
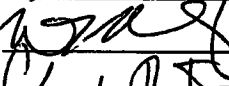
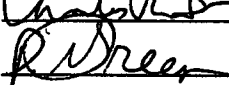
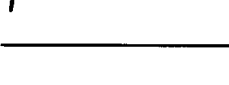
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We, The Undersigned, are opposed to granting the Parking Zoning Variance, because street parking is already difficult to find in this neighborhood.

	Signature	Name	Address	Phone or Email
1		Stuart Gordon	1446 Harvard #2	986-6387
2		Whitney Benson	144 Harvard B	315-420-6049
3		Charles R. Davis	1477 Harvard	462-4620
4			1441 Harvard NW	
5				
6				
7				
8				
9				
10				

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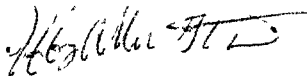
IN REFERENCE TO: Case Number 18563 / Case MCSKA, LLC – Parking Zone Variance Request

To whom it may concern,

I, Jeffrey Gaston, do not support the variance request with Case Number 18563 / Case MCSKA, LLC – Parking Zone Variance Request. I live and own the property at 1444 Harvard St. NW within 198 feet of the premises 1469 Harvard St. NW which is pursuing a variance from off-street parking requirements for an eight (8) unit apartment building

The proposed eight (8) units change the current use and general purpose by 100%. Typically this block in the R-5-B zone has two (2) parking spaces per lot with the minimum set back of 15' from the alley. The current schedule of requirements for parking spaces is one (1) parking space for each two (2) dwelling units. This would equate to four (4) apartment units per a typical lot with a 15' set back. The variance identified eight (8) units in the lot within this zone which is a 100% change.

I purchased our property to raise our family knowing that zoning rules protect the intended purpose. I will incur the hardship by obtaining parking for visiting relatives to my family of four if this variance was granted. The cost of renting parking for my relatives and the proximity of the parking space would deter the typical family lifestyle that would change in this zone.



Jeffrey Allen Gaston
1444 Harvard St. NW
WDC 20009
5/21/2013