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September 27, 2013

Board of Zoning Adjustment
One Judiciary Square
441 4th Street NW, Room 220 South
Washington, DC 20001

Re: Request for Denial of Parking Variance – Case Number 18632 (Application of 14th and U Residential LLC)

Dear Sir or Madam:

14th and U Residential LLC has requested three variances and two special exceptions (case number 18632) for the proposed development at 1921-1923 14th Street, N.W. 1925 14th Street, N.W., and 1351 Wallach Place. In particular, a special exception to the requirements for parking for historic structures requirements under subsection 2120.6 is troubling in that no parking spaces will be provided for a new premise at 1921-1923 14th Street, N.W. 1925 14th Street, N.W., and 1351 Wallach Place, N.W. (Square 237, Lots 180, 196 and 806). *We request that the Board of Zoning Adjustment (BZA) deny a special exception for this parking variance.*

Just within 200 feet of our house on the one-block residential street Wallach Place N.W., over 410 new housing units (from JBG Companies' Louis at 14th project and the Level 2 development at 1905-1917 14th Street NW) are being added and are scheduled for completion this year. Assuming a conservative estimate of 1 person per unit, that would mean over 410 residents moving into the neighborhood, the majority of which will require parking. Given the recent special exceptions already provided to the developments currently under construction, this would mean street parking as these buildings do not have enough on-site parking for its residents.

Wallach Place N.W. already, as a small one block residential street, struggles with parking availability for its longtime residents. We fear that providing a special exception so that another development provides no parking options for its residences will strain the capacity of Wallach Place N.W. to both handle both parking and overflow traffic searching the area for parking. *With these concerns in mind, we again request that the Board of Zoning Adjustment (BZA) deny a special exception for this parking variance.*

We appreciate your assistance with this matter. If you have any questions then please contact us at 202.234.7393. Thank you.

Sincerely,


Melissa and Leif Hockstad
1342 Wallach Place, N.W.
Washington, DC 20009

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18632
EXHIBIT NO. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.18632
EXHIBIT NO.30

From the BZA Website

Case Number: 18632

Case Name: Application of 14th & U Residential LLC

Case Summary: (Area Variance, Special Exceptions) Pursuant to 11 DCMR §§ 3104.1, 3103.2 and 1906.1, for a variance from the public space at ground level requirements under section 633, a variance from the lot occupancy requirements under section 634, and a variance from the rear yard setback requirements under section 636, and special exceptions from the setback requirements under subsection 1902.2 and the parking for historic structures requirements under subsection 2120.6, in the ARTS/CR District at premises 1921-1923 14th Street, N.W. 1925 14th Street, N.W., and 1351 Wallach Place, N.W. (Square 237, Lots 180, 196 and 806).

ANC: 1B