



Government of the District of Columbia
Advisory Neighborhood Commission 1B

2000 14th Street, NW, Suite 100B
Washington, D.C. 20009
(202) 481-3462

Area variances from the requirements regarding public space at the ground level (§633), lot occupancy on the first and second story (§634), and rear yard setback (§636.2); and special exception relief from the parking requirement for historic structures (§2120.6) and the ARTS Overlay setback requirement (§1902.2) to allow the Madison Investments, LLC (the "Applicant") to renovate two historic structures and build a new residential building with ground floor retail at 1921-1923 14th Street NW, 1925 14th Street NW, and 1351 Wallach Place NW (the "Property").

Advisory Neighborhood Commission 1B
Columbia Heights, LeDroit Park, Pleasant Plains, Shaw, U Street and University Heights
2000 14th Street NW
Washington, D.C. 20009

WHEREAS, on July 11, 2013, the Applicant filed BZA Application No. 18632 to request area variances from the requirements regarding public space at the ground level (§633), lot occupancy on the first and second story (§634), and rear yard setback (§636.2); and special exception relief from the parking requirement for historic structures (§2120.6) and the ARTS Overlay setback requirement (§1902.2) to allow renovation of two historic structures and construction of a new residential building with ground floor retail at the Property; and

WHEREAS, the Property, zoned CR/ARTS, is within the boundaries of ANC 1B; and

WHEREAS, the Board of Zoning Adjustment has scheduled a public meeting for this Application on October 8, 2013; and

WHEREAS, the Applicant presented before the Design Review Committee on August 19 and September 16 and the full ANC 1B Commission on September 5 and October 3; and

WHEREAS, ANC 1B believes this project will not cause substantial detriment to the public good. The Applicant has proffered multiple project amenities that mitigate the concerns voiced by neighbors. The project is comparable to other projects in the immediate vicinity, and will not visually intrude upon the character, scale, or pattern of the houses in the neighborhood.

WHEREAS, ANC 1B understands that the Applicant will mitigate the impact of the special exception relief from the parking requirement by:

- Restricting tenants from obtaining a Residential Parking Permit (RPP) by including a clause in residential leases, to the extent necessary to offset the parking relief requested, stating that residents will not be permitted to apply for or otherwise obtain RPP;
- Providing the first occupant of each residential unit a \$100 car sharing membership, or a \$150 Capital Bikeshare membership, or a \$200 Smart Trip card;

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18632

EXHIBIT NO.

32

Board of Zoning Adjustment
District of Columbia
CASE NO. 18632
EXHIBIT NO. 32

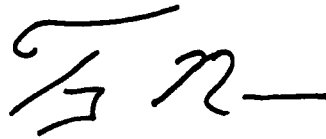
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- Providing at least 30 covered and secure bicycle spaces in the building; and
- Installing an electronic information display providing real time information related to local transportation options.

NOW, THEREFORE, BE IT RESOLVED, ANC 1B recommends that the Board of Zoning Adjustment approve the application as proposed.

Adopted on October 3rd, 2013, by a unanimous seven votes at a duly noticed public meeting with a quorum present.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Norman', with a horizontal line extending from the end of the signature.

Tony Norman
Chairman



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Advisory Neighborhood Commission 1B**

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Madison Investment, LLC's (the "Applicant") application to HPRB to renovate two historic structures and build a new residential building with ground floor retail at 1921-1923 14th Street NW, 1925 14th Street NW, and 1351 Wallach Place NW (the "Property").

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WHEREAS, the Applicant is requesting review from the DC Historic Preservation Review Board ("HPRB") to allow rehabilitation and renovation of two structures, both listed on the DC Inventory of Historic Sites and located in the Greater U Street Historic District, and construction of a new residential building with ground floor retail at the Property; and

WHEREAS, the Applicant presented before the Design Review Committee on August 19 and September 16 and the full ANC 1B Commission on September 5 and October 3;

WHEREAS, ANC 1B has reviewed the plans for the project;

WHEREAS, ANC 1B commends the Applicant on incorporating rehabilitation of the two historic structures at the Property, respecting the airspace above the two historic structures, complimenting the historic structures with a thoughtfully designed structure between them, and carefully considering setbacks, massing, and height of the new mixed-use building to promote the historic preservation of these historic structures; and

NOW, THEREFORE, BE IT RESOLVED, ANC 1B has no objection to the project and recommends that HPRB approve the application as proposed.

Adopted on October 3rd, 2013, by a unanimous seven votes at a duly noticed public meeting with a quorum present.

Sincerely,

Tony Norman
Chairperson