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October 21, 2013

Via Hand Delivery

Lloyd Jordan, Chairman
Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N W , Suite 210S
Washington, DC 20001

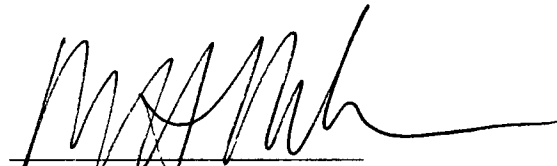
Re BZA Application No. 18632 of Madison Investments, LLC
Wallach Place Outreach Update

Dear Chairman Jordan and Members of the Board

On behalf of Madison Investments, LLC, enclosed please find the Wallach Place Outreach Update. At the October 2nd hearing, the Board left the record open to allow the Applicant to supplement the record with documentation of additional community outreach with Wallach Place residents in light of the comments voiced by three Wallach Place residents who attended the hearing.

Respectfully submitted,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP


By Meredith H. Moldenhauer

Enclosures

Cc Advisory Neighborhood Commission 1B
c/o Tony Norman, Chair (via email)
Single Member District 1B12 Representative, Zahra Jilani (via email)
Elisa Vitale, Office of Planning (via email)
Cliff Moy, Board of Zoning Adjustment (via email)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18632

EXHIBIT NO. 41

Board of Zoning Adjustment
District of Columbia

RECEIVED
L.C. OFFICE OF ZONING
2013 OCT 22 PM 3:40

Wallach Place Outreach Update

Introduction:

The purpose of this update is to respond to the Board's request regarding additional outreach with the Wallach Place residents. The following highlights the extensive community outreach done by Madison Investments (the "Applicant") and addresses the comments voiced by three Wallach Place residents who attended the October 8, 2013 hearing.

Neighborhood Outreach Prior to BZA Hearing:

The Applicant conducted extensive community outreach and made several modifications to the project based on the resulting feedback. The result has been an overwhelmingly positive reaction from the majority of Wallach Place residents and the broader community nearby.

Date	Outreach
Aug 12	Attended a Wallach Place resident meeting at the home of Doug Johnson, a Wallach Place resident, to describe the project and listen to feedback.
Aug 19	Presented to the ANC 1B Design Review Committee.
Sept 4	Sent update to all Wallach Residents (and contact information to answer questions)
Sept 5	Presented at the ANC 1B meeting.
Sept 6	Sent a flyer to all residents within a four block radius informing them of the upcoming Design Review Committee meetings and ANC meetings and inviting them to attend a meeting arranged specifically to obtain their feedback.
Sept 12	Attended the U Street Neighborhood Association meeting.
Sept 16	Presented to the ANC 1B Design Review Committee.
Sept 19	Conducted a meeting with neighbors within a four block radius of the Property as promised and, later that evening, attended a Shaw-Dupont Citizens Alliance meeting.
Oct 3	Presented at the ANC 1B meeting and received unanimous support.
Oct 8	BZA Hearing

In addition to the above, the Applicant went door-to-door on Wallach Place, attempting to reach every resident on the block, to explain the project, answer questions, and address comments. Additionally, over the last three months the Applicant has obtained 82 letters in support for the Application including 9 businesses that operate nearby. Furthermore, 12 of those letters are from residents of Wallach Place. At the October 3rd ANC meeting, the Commissioners commended the Applicant on their thorough community outreach. The Applicant has also received a letter in support from Ward One DC Councilmember Jim Graham.

Subsequent Outreach Following the BZA Hearing:

Immediately following the BZA hearing, the Applicant emailed the three gentlemen who attended the hearing: Michael Hochman, Dan Wittels and Guy Podgornik. The Applicant also reached out to Doug Johnson, a Wallach Place resident and organizer, to coordinate a meeting with Wallach Place Residents. That meeting has been scheduled for October 22nd. See attached Doug Johnson Emails at [Exhibit A](#).

Michael Hochman, the closest resident to the project, lives at 1349 Wallach Place. Mr. Hochman spoke in opposition but his comments included several favorable remarks as well. As the adjacent neighbor, it

is understandable that Mr Hochman has been actively involved in these proceedings but he has also indicated that he is happy to see this long neglected property be put to good use. Following the hearing, the Applicant met personally with Mr Hochman to answer any questions and discuss the zoning relief and construction process. After fully understanding the constraints at the Property and relief requested, Mr. Hochman submitted a personalized letter in support of the project and withdrew any opposition. See Hochman Letter of Support at Exhibit B

Guy Podgornik, a Wallach Place resident, expressed similar concerns at the hearing about the adverse effect of the project on street parking. Immediately following the hearing the Applicant coordinated a meeting with Mr Podgornik and counsel for Monday, October 14, 2013. During the meeting, the Applicant further explained the project and confirmed that Mr Podgornik understood the relief sought and the modifications that the Applicant had made in response to community concerns, including adding a loading berth and leasing a portion of the commercial space to neighborhood serving retail rather than large restaurants and drinking establishments. During the hour long meeting, Mr. Podgornik remained unwilling to sign a letter of support. Mr Podgornik, acknowledging the strength of the Applicant's case regarding parking relief, engaged in an extended dialogue regarding the construction process and encouraged the Applicant to participate in lobbying to solidify the enforceability of RPP restrictions. The Applicant assured Mr. Podgornik that they would be sensitive to the needs of Wallach Place residents during construction and consider partaking in a lobbying effort regarding RPP restrictions.

At the hearing Dan Wittels, a Wallach Place resident, testified about the adverse effect on the environment that may result from granting the Applicant's requested parking relief. His concern was that as a result of the parking relief requested, more Wallach Place residents would be forced to park their cars at the rear of their home rather than on the street. From an environmental perspective, this would impact storm water management by decreasing the amount of grass. The Applicant reached out to Mr Wittels following the hearing via email but received no response. See Emails to Dan Wittels at Exhibit C. During the dialogue with Mr. Podgornik, the Applicant learned that the overwhelming majority of Wallach Place residents currently have garages or parking pads at the rear of their homes. At least 38 of the 46 properties on Wallach Place have an existing garage or parking pad available at the rear of the Property.¹ See Wallach Place Garages and Parking Pads at Exhibit D. Mr. Podgornik even acknowledged that while he prefers to park on the street, if no parking is available he has the option of parking at the rear of his home. Furthermore, in following up on the concern raised by Mr Wittels, it has come to the Applicant's attention that Mr Wittels owns two lots on Wallach Place, one with parking available at the rear and an adjacent vacant lot where he parks up to six cars and has permitted Mr Podgornik to park in the past.

The Applicant is scheduled to attend a second meeting with Wallach Residents at the home of Doug Johnson on October 22nd. The meeting will occur after this filing is due but the Applicant will continue to reach out to the community and cultivate a positive relationship with its new neighbors. The Applicant will affirm, at the meeting, its goal to carefully consider the community's needs during the construction process as evidenced by its agreement to clean-up the streets weekly and update the construction process and timeline biweekly on its website.

¹ The Applicant has confirmed that of the 46 residences on Wallach Place, 38 have at least one parking space. The Applicant was unable to determine whether a parking space was available at two of the properties.

Exhibit A



Sia Madani <siamadani@gmail.com>

Wallach Resident Meeting

Sia Madani <siamadani@gmail.com>

Wed, Oct 9, 2013 at 4 06 PM

To: Doug J <zoltonite@gmail.com>, "Brownstein, Craig" <Craig.Brownstein@edelman.com>

Cc: Barry Madani <bmadani@gmail.com>, Meridith Moldenhauer <MMoldenhauer@washlaw.com>, Omeade Hekmat <omeadeh@gmail.com>

Doug & Craig,

Hope you are well.

I wanted to see what the availability of you and your neighbors is to give an update in person on the project, what we have incorporated based on feedback and address any concerns that you may have

Would you be kind enough to reach out to them and tell me what works for you

Thank you and looking forward to seeing again

Sia

—

Sia Madani



www.madisoninvestments.net

2300 Wisconsin Ave NW
Suite 300A
Washington DC 20007

Office 202-333-3273
Cell 202-345-2501
Fax 202 737 7159



Sia Madani <siamadani@gmail.com>

Wallach Resident Meeting

Brownstein, Craig <Craig.Brownstein@edelman.com>

Wed, Oct 9, 2013 at 4:18 PM

To: Sia Madani <siamadani@gmail.com>, Doug J <zoltonite@gmail.com>

Cc: Barry Madani <bmadani@gmail.com>, Meredith Moldenhauer <MMoldenhauer@washlaw.com>, Omeade Hekmat <omeadeh@gmail.com>

Can do. Thanks. CB

From: Sia Madani [mailto:siamadani@gmail.com]

Sent: Wednesday, October 09, 2013 4:07 PM

To: Doug J; Brownstein, Craig

Cc: Barry Madani; Meredith Moldenhauer; Omeade Hekmat

Subject: Wallach Resident Meeting

[Quoted text hidden]



Sia Madani <siamadani@gmail.com>

Meeting with Wallach neighbors

Doug J <zoltonite@gmail.com>

Sat, Oct 12, 2013 at 2:46 PM

To: Sia Madani <siamadani@gmail.com>

Hello Sia;

Would you and your team be available to meet with residents at 7pm, Oct 22nd? If so, looks like the meeting will be at our house again, 1315 Wallach Place

Let me know when you can,

albest; --dbj



Sia Madani <siamadani@gmail.com>

Meeting with Wallach neighbors

Sia Madani <siamadani@gmail.com>

Sun, Oct 13, 2013 at 8 26 PM

To: Doug J <zoltonite@gmail.com>

Hi Doug,

That date works great

Thank you for your help organizing that. Much appreciated!

See you all then,

Sia

[Quoted text hidden]

--

Sia Madani



www.madisoninvestments.net

2300 Wisconsin Ave NW
Suite 300A
Washington DC 20007

Office: 202-333-3273
Cell: 202-345-2501
Fax: 202 737 7159

Exhibit B

Government of the District of Columbia
Board of Zoning Adjustment
441 4th St NW, Suite 200/210-S
Washington, DC 20001

October 16, 2013

RE: BZA Case Number 18632

To Whom It May Concern:

My name is Michael Hochman and I am writing to follow up on my letter to the Board of Zoning Adjustment (the "Board") dated September 23, 2013 that I submitted in the present matter. In that letter, I expressed certain concerns over the variance regarding off street parking that 14th & U Residential/Madison Investments, LLC (the "Developer") was seeking for the property located at 1921-23 14th Street NW, 1925 14th Street NW and 1351 Wallach Pl NW (the "Project"). I also attended the Board hearing with respect to the Project that was conducted on October 8, 2013. During that hearing, the Board instructed the Developer to reach out to adjacent property owners (I own and reside at 1349 Wallach Pl NW, which is the property immediately adjacent to the Project) to discuss the Project and the variances that they were seeking.

I can report that the Developer has reached out to me and has explained in great detail their position on the variances and why they think they are necessary. I still have concerns regarding the construction of the Project and the effects it will have on my home (which I will address with the Developer separately), but with respect to the variances being sought by the Developer, I withdraw my objection to their request and support their application to the Board for the variances being sought. As the Board knows, the parking situation in the neighborhood continues to be an issue, but the Developer is trapped between the requirements of historic preservation and the off-street parking requirements and one of these will have to be subordinate to the other. Given the reality of how the parking ramp would be situated with respect to my house if parking was required and the fact that their plans for the redevelopment of the historic buildings located at the Project will be a true benefit to the neighborhood, the Developer has followed the Board's instructions and has sufficiently addressed my concerns with their application.

I am happy to discuss this further with the Board if there are any questions regarding this letter.

Regards,



Michael Hochman
1349 Wallach Pl NW
202-641-0395
mikehochman@hotmail.com

Exhibit C



Sia Madani <siamadani@gmail.com>

Follow up to the BZA Hearing

Sia Madani <siamadani@gmail.com>

Wed, Oct 9, 2013 at 10 19 AM

To: wittels@msn.com

Cc: Meridith Moldenhauer <MMoldenhauer@washlaw.com>

Hi Dan,

I wanted to follow up with you and suggest a time to meet to discuss the 14th & Wallach project

I will have Meridith, my attorney who was at the BZA, with me

Please suggest some times you are available

Thank you and see you soon.

Sia

--

Sia Madani



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Cell. 202-345-2501
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Sia Madani <siamadani@gmail.com>

Follow up to the BZA Hearing

Sia Madani <siamadani@gmail.com>

Tue, Oct 15, 2013 at 7:08 PM

To: wittels@msn.com

Cc: Meredith Moldenhauer <MMoldenhauer@washlaw.com>

Hi Dan,

I wanted to follow up again with you to see if you want to sit and discuss the project at 14th & Wallach

Please let me know what your availability is for getting together

Thanks,

Sia

[Quoted text hidden]

Exhibit D

Wallach Place Resident Log

Number	Street	First Name	Last Name	Parking Space(s)
1350	Wallach Place	Larry	Mcadoo	2
1349	Wallach Place	Michael	Hochman	1
1348	Wallach Place	Luca	Romano	0
1347	Wallach Place	Thelma	Cofer	2
1346	Wallach Place	Alexander	Zwerding	2
1345	Wallach Place	Steven	Aaron	1
1344	Wallach Place	Holly	Twyford	2
1343	Wallach Place	Sarah	Goldfrank	2
1342	Wallach Place	Leif	Hockstad	1
1341	Wallach Place	Brian	Raclia	2
1340	Wallach Place	Andreas	Merkel	1
1339	Wallach Place	Diana	Weed	1
1338	Wallach Place	Catherine	Richards	Unknown
1337	Wallach Place	Brian	Netter	2
1336	Wallach Place	Dristin	Carman	1
1335	Wallach Place	Erling	Bailey Jr.	1
1334	Wallach Place	Josephine	Mays	0
1333	Wallach Place	Nathaniel	Jones	2
1332	Wallach Place	Dean	Jolliffe	1
1331	Wallach Place	Davis	Zahn	1
1330	Wallach Place	Sheryl	Walter	1
1329	Wallach Place	Elnora	Dooms-Boe	2
1328	Wallach Place	Keith	Spinner	2
1327	Wallach Place	Daniel	Wittels	6
1326	Wallach Place	Elizabeth	Fowler	2
1325	Wallach Place	Daniel	Wittels	1
1324	Wallach Place	Steven	Inskeep	1
1323	Wallach Place	Guy	Podogornik	1
1322	Wallach Place	Robert	Linnander	0
1321	Wallach Place	Kasey	Reisman	2
1320	Wallach Place	Joe	Neel	0
1319	Wallach Place	G.	Thompson	2
1318	Wallach Place	Jeffrey	Bub	0
1317	Wallach Place	Marlene	Magrino	2
1316	Wallach Place	Margaret	Greene	Unknown
1315	Wallach Place	Craig	Brownstein	2
1314	Wallach Place	Christopher	Siddall	1
1313	Wallach Place	Robert	Branche	1
1312	Wallach Place	Karen	Brown	2
1311	Wallach Place	Tricia	Ortiz	1
1310	Wallach Place	Coralie	Gevers	1
1309	Wallach Place	H.	Pressley	0
1308	Wallach Place	Scott	Davis	2
1307	Wallach Place	Noah	Rosenberg	2
1306	NA	NA	NA	1
1305	Wallach Place	Beth	Lester	2

*Lot

WALLACH PLACE PRIVATE GARAGES AND PARKING PADS

Rear of Odd Wallach Place Addresses (1305-1349 Wallach Place NW)



Rear of Even Wallach Place Addresses (1306-1348 Wallach Place NW)

