

18638

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Mary Carolyn Brown
(202) 862-5990
carolyn.brown@hklaw.com

December 10, 2013

VIA E-MAIL

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., 2nd Floor
Washington, DC 20001
bzasubmissions@dc.gov

Re: BZA Application No. 18638
1456-1460 Church Street, N.W. (Square 209, Lots 65, 66, 67)

Dear Members of the Board:

Attached please find several letters and emails in support of the above-referenced application.

Respectfully submitted,



Mary Carolyn Brown

Enclosures

cc: Advisory Neighborhood Commission 2F (w/encl. by email)
Stephen Gyor, Office of Planning (w/encl. by email)
Fleming El-Amin, District Department of Transportation (w/encl. by email)
Martin P. Sullivan, Esq., Sullivan & Barros, LLP (email: msullivan@sullivanbarros.co)

#26813388_v1

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 39

Board of Zoning Adjustment
District of Columbia
CASE NO. 18638
EXHIBIT NO. 39

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC 11 AM 8:28

AVENUE SETTLEMENT CORPORATION

2401 Pennsylvania Avenue, N.W.
Suite H
Washington, D.C. 20037
Telephone DC: (202) 296-4500
Facsimile DC: (202) 296-8146

David G. Helfrich, Esq.

EMAIL to: dhelfrich@avenuesettlements.com

Visit our WEBSITE:

<http://www.avenuesettlements.com>

District of Columbia, Virginia, Maryland,
Pennsylvania & Florida

November 12, 2013

Gregg M. Busch
2114 Bancroft Place, N.W.
Washington, DC 20008

Re: 1456-1460 Church Street, N.W., Washington, DC 20005.

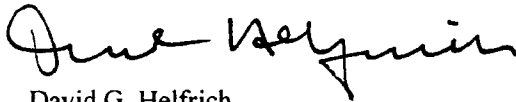
To Whom It May Concern:

I own and operate a business at 1602 14th Street, N.W., a few blocks from the proposed development of the above referenced property. I've been in the area for the past 7 years and have seen the development and growth of what is now a thriving area with many great businesses, including restaurants, retail, galleries, a premier gym/fitness complex, salons, a theater for the arts, and the list goes on. My feeling is that the planned developments for these properties are highly beneficial to the area and in alignment with the dynamic development and direction of the area.

I also have personal knowledge of this particular developer and all of the projects I am familiar with have vastly improved the areas they are located. I'm confident that this project will have the same effect for this area of DC and will most likely be a model for other similar projects.

I urge you to grant approval for this project and allow this developer to help improve an area they are investing time and money to make better for the people, residences and businesses.

Sincerely,



David G. Helfrich

Florida Office Location

1455 Ocean Drive ♦ Suite 706 ♦ Miami Beach, Florida 33139
(305) 673-4779

From: Stephen Heavner <sheavner@velvetfoundation.org>

Date: December 10, 2013 at 8:58:58 AM EST

To: "<greggbusch@me.com>" <greggbusch@me.com>, Stephen Heavner <sheavner@velvetfoundation.org>

Subject: Fwd: This is my email

To Whom it May Concern:

I'm a new resident to the Metropole Condominiums located on 1515 15th Street, NW and reside in unit #704 facing the new proposed building. I wanted to share my support for the proposed project on 1460 Church Street, NW.

I'm very excited in regard to the plans at 1460 Church. The existing homes are in extreme need of a complete renovation, due to extreme deterioration.

So, I'm ~~very pleased~~ to know the developers plan to incorporate facades that have a modern concept keeping with other buildings on Church Street such as the Metropole Condominiums, Saxon Court, and Rainbow Lofts.

In addition, looking at this development purely as a financial standpoint, I can only imagine the valuation of the surrounding property to only increase in our neighborhood.

Also, after investigating the developers' previous works, I believe the building will be aesthetically pleasing while being a fine addition to the other surrounding buildings as mentioned above.

I'm requesting thoughtful consideration and encourage the project be able to move forward with the current plans as is. I see this project be a positive addition to our neighborhood and adjacent businesses as well.

Warmest Regard,

Stephen Heavner
1515. 15th St NW
Unit # 704

bangsalon.com
vidafitness.com
auraspa.net
capacitybrew.com
901DC.com



Urban Adventures Companies

1612 U STREET NW • SUITE 400 • WASHINGTON DC 20009

To: The Advisory Neighborhood Commission 2F
Community Development Committee

From: David von Storch

Date: May 22, 2103

Re: 1456-1460 Church Street, NW

I am writing to express support for the proposed building at 1456-60 Church Street NW.

I am a resident of the area. I own and live in a condo at 1413 P Street, NW, less than one block from the proposed project. Additionally, I am President of Urban Adventures Companies which owns and operates Vida Fitness and Bang Salon with locations that are immediately adjacent to the proposed building.

I have reviewed the plans and renderings and believe that the new structure will be an asset to Church Street and the neighborhood. It is visually appealing and blends into the character of the immediately neighboring buildings. The current buildings as they exist have been dilapidated for many years and the planned apartments will only bring a positive change.

In addition, I am knowledgeable of the developer, their past work and am confident that their vision for the project is in the shared best interests of the neighborhood. We hope the ANC board approves the project as it stands.

I understand that there are others with valid points of view and I share with you mine in hopes that you will have a balanced picture of the project and its impact on the community.

Thank you.

November 8, 2013

To whom it may concern :

My name is Tom McGuire and I have lived at 1445 Church Street NW since 2004. I actually saw the potential in the neighborhood in 2003 and placed my deposit on my condo almost 1.5 years before I moved in. I have witnessed an amazing transformation taking place on Church Street and along the 14 Street corridor in general.

However there is still much potential to be realized. Since I have moved in the properties at 1460 Church Street and attached have been a major eye sore and have attracted rats. I have seen the plans proposed for the 1460 Church Street project and FULLY support the development of the properties into this project. It is only through the continued development of properties such as these that our community will realize its true potential.

I believe the development as proposed is a nice addition and completely in line with other developments which have taken place in the neighborhood. I also understand there are concerns about parking, which I believe the developer has fully addressed through several proposed solutions. I myself have a parking spot with my unit, but I no longer have a car because living in this community is so convenient precisely because of the development, which has been permitted to take place. Everything I need is just a few steps away from my home.

I vote in favor of allowing this project to move forward.

Sincerely.

A handwritten signature in black ink, appearing to read "Tom McGuire". The signature is stylized with a large, sweeping "T" and a cursive "McGuire".

Tom McGuire
1445 Church Street NW # 34
Washington, DC 20005

Logan a neighborhood restaurant & bar tavern

October 21, 2013

To Whom It May Concern:

I am writing in support of the construction of 1456-1460 Church St. As an operator of several restaurants in the Logan circle area, I feel the community would benefit tremendously by the addition of the planned 38 new residences.

While some have expressed concern over parking constraints being bad for local business, I believe that this is outweighed by the additional residents, all of whom will be moving into a building specifically designed for those without vehicles.

Commissary and Logan Tavern would share a back alley with the proposed building and I do not anticipate anything but a positive relationship for all those involved.

Thank you for this opportunity.

Regards,



Josh Hahn

Operating Partner, EatWell LLC

 • fax 202 332 3725

To Whom It May Concern:

11/18/2013

Re: 1460 Church Street Washington DC Project

I am writing in regards to support of the redevelopment of the 1460 Church Street property. Having been a condo owner in the 1445 Church Street property since 2004, I have witnessed an overall redevelopment of the Logan Circle neighborhood.

The two town houses located across from our building at 1460 Church have unfortunately been left in deteriorating condition. These properties now look sorely out of place and detract from the overall appearance of Church Street.

It is my hope that permission will be granted to have these properties restored and developed to continue to attract families and young professionals to the neighborhood.

Please feel free to contact me for questions or anything additional.

Thank you.

Gregory J. BUJA
1445 Church Street NW #15
Washington DC 20005