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February 14, 2014

Chairman Lloyd Jordan
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Re Application No. 18711 - 3112 13th Street NW
Square 2848, Lot 33
Supplemental Submission of the Applicant

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18711
EXHIBIT NO. 31

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Chairman Jordan and Honorable Members of the Board

On behalf of Applicant 3112 13th Street, LLC, enclosed please find the Supplemental Submission of the Applicant in the above referenced Application. The hearing is scheduled for February 25th, 2014.

Pursuant to 11 DCMR §3113.8, any additional materials an applicant wishes to offer into evidence must be filed no later than fourteen days prior to the date of the hearing for the application. Additional materials were due on February 11th, 2014. Under §3100.5, the Board may, for good cause shown, waive any provision for good cause shown if waiver will not prejudice the rights of any party and is not otherwise prohibited by law. The Applicant requests that the Board waive the fourteen day filing requirement so that the Applicant may update the Board based on the February 12th ANC 1A meeting.

The Applicant became aware of a request for party status, filed by Andrew Krieger, the morning of the February 12th ANC 1A meeting. The Applicant immediately reached out to Mr. Krieger and worked closely with the SMD 1A06 Representative, Matt Flynn, to discuss Mr. Krieger's concerns. To get additional feedback from the community, Commissioner Flynn personally called 20 of his constituents who had signed Mr. Krieger's petition on the afternoon of the ANC meeting. Commissioner Flynn indicated that those he was able to get in touch with were only opposed to the mechanical parking structure and not the project as a whole. In response to the discussion with Mr. Krieger and Commissioner Flynn, and to further demonstrate a long term commitment to the well-being of the surrounding community, the Applicant proffered donating funds to the Parent Teacher Association at the Harriet Tubman

Elementary School to purchase laptop computers, installing signs to promote proper disposal of pet waste on the block, and working with ZipCar to put a ZipCar space in one of the two parking spaces at the rear of the Property. The Applicant had even engaged in preliminary discussions with ZipCar prior to the ANC meeting to determine if they are amenable to putting a space at the Property.

Furthermore, while mechanical parking was initially offered by the Applicant as a neighborhood amenity to improve parking in the neighborhood, in response to concerns about noise and aesthetic impacts expressed at the ANC meeting the Applicant is amending the Application to remove the mechanical parking structure. Instead, the Applicant will provide two legal parking spaces at the rear of the Property. See Revised Site Plan at Exhibit A. Accordingly, no parking relief is required.

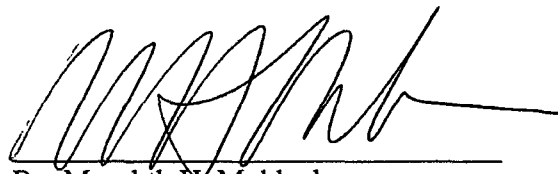
Despite the above amendment to the relief and benefits presented by the Applicant, Mr. Krieger attended the February 12th ANC meeting and spoke for several minutes in general opposition of the project, based in part on a prior negative experience with a developer in the area.

Having heard the proffer from the Applicant, the amendment to provide two legal parking spaces rather than mechanical parking, and comments from Mr. Krieger and the community, ANC 1A voted to recommend approval of the Application, with no dissenting votes, by a vote of 7-0-3.

Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

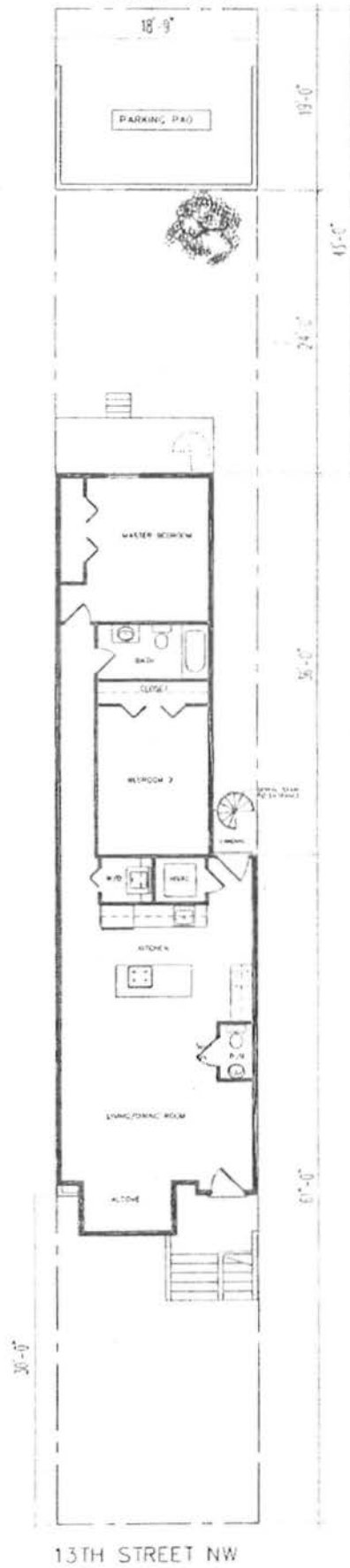


By Meridith H. Moldenhauer

Cc Advisory Neighborhood Commission 1A
 c/o Kent Boese, Chair (via email)
 c/o Matt Flynn, SMD 1A06 (via email)
 Office of Planning (via email)
 Cliff Moy, Board of Zoning Adjustment (via email)
 Andrew Krieger (via email)

Exhibit A

PUBLIC ALLEY



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