

April 29, 2014

VIA IZIS

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

Re: BZA Case No. 18752 – Applicant's Pre-Hearing Submission

Dear Chairman Jordan and Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on May 13, 2014. The Applicant is requesting special exception approval to allow continued operation of an existing accessory parking lot for another term of 15 years.

The Applicant's satisfaction of the special exception criteria is described in the application statement, and the Applicant's explanations and justifications for the approval remain the same. As described in the application statement, the Applicant does not propose changes to the parking lot since it has operated in this location without major incident for more than 50 years.

As stated in the application, the proposed continuation of the parking lot will not have an adverse impact on the surrounding neighborhood. In an area of limited on-street parking, the community appreciates the extra parking provided by this parking lot. Also, the parking lot has benefitted the neighborhood by allowing the retail building to attract multiple neighborhood-serving retailers like Chipotle and Bruegger's Bagels. Further, as noted in the record, the ANC supports approval of continuation of the parking lot.

The Applicant looks forward to presenting this case to the Board on May 13th.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary R. Kadlecck

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CERTIFICATE OF SERVICE

I hereby certify that on April 29, 2014 a copy of the attached letter was delivered via email to the following:

Stephen Mordfin
D.C. Office of Planning
stephen.mordfin@dc.gov

Advisory Neighborhood Commission 3B
c/o Jackie Blumenthal, SMD 3B02
jackieblumenthal@aol.com



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