

July 17, 2014

Karen Ramsey
1413 Montello Ave NE
Washington, DC 20002

Government of the District of Columbia
Bureau of Zoning Adjustment (BZA)
441 4th Street N.W.
Suite 200/210-S
Washington, D.C. 20001

Reference: BZA Case No. 18785, Ditto Residential LLC

To Whom It May Concern,

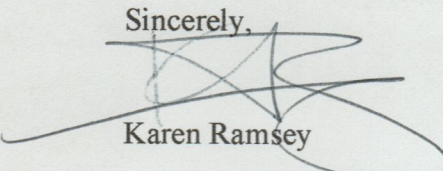
I am writing to support the request at 1326 Florida Avenue NE (square 4068, Lot 835) pursuant to 11 DCMR §3103.2, for a variance from the off-street parking requirements under subsection 2101.1.

There is a need for some density in construction in Washington, DC and that makes more sense in the C-2-A areas of my neighborhood. Having a company that wants to become part of the community, as Ditto has proven to be so far, is of benefit to Trinidad. The developer has met with the Trinidad community on several occasions to discuss this development project and to listen to and address concerns. There are many aspects of this project that are very positive for the neighborhood including inclusionary zoning units in the new building and below market rental prices. As many rental units convert to condominiums, there is a need for affordable housing in the area. They have also demonstrated that the building will be in line with the look and character of the neighborhood.

Limited parking is an issue on many streets but not all residents, including many in Ward 5, are car owners. The developer is providing 16 parking spaces and ample bike parking. Florida Avenue NE is not zoned for residential parking permits. Residents seeking rental units will determine which apartments in the city meet their needs. Those that are seeking parking and do not access the available 16 spaces will rent elsewhere instead of trying to park illegally in the neighborhood. The property would be accessible to the X3, D8, D4, and D3 bus lines at their doorstep as well as the X2, which is only a few blocks away.

While parking is at a premium throughout the district, the benefits of the project with affordable units, reasonable rental pricing, and community engagement far outweigh any negative impacts over seven parking spaces and I fully support this project.

Sincerely,



Karen Ramsey

Board of Zoning Adjustment
District of Columbia
CASE NO.18785
EXHIBIT NO.58