

Cochran, Patricia (DCOZ)

From: Robert Mann-Thompson <robbycu@gmail.com>
Sent: Wednesday, June 18, 2014 3:17 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Case Number 18785

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Board of Zoning Adjustment
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RE: Case number 18785 1326 Florida Ave. NE Washington, DC 20002

This letter is in support of the variance for the Ditto project planned at 1326 Florida Ave. NE.

Although some residents were concerned about parking pressures, some residents to my surprise expressed that it was unfair that the tenants would not have parking. The developer agreed to put a clause in the lease that tenants would not seek RPP (even though the city wouldn't give it to them anyway), and the result would be no net parking impact to the neighborhood.

Further the developer will abide by the IZ rules which means there will be about 6 affordable units where there is currently none. That means that's a gain for Trinidad. While many of our 4-unit apartment buildings are being flipped into condos forcing people out, this project will actually create affordable units. The building will also use sustainable materials, and have many energy efficient elements including about 5,000 sq. ft. of green roof space.

Like many I was critical of this project, but having learned more about the developer, about their builder, their commitment to sustainability/energy efficiency, their approach towards building a more affordable building, and their approach to IZ units I support the variance.

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This transmission represents the unaffiliated personal views of Robert A. Mann-Thompson.

Board of Zoning Adjustment
District of Columbia
CASE NO.18785
EXHIBIT NO.67