

Case No.18893
Ridge Lofts, LLC

Testimony
Before the Board of Zoning Adjustment

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I am here today to speak in opposition to the matter before you.

The applicant proposes to build eight houses on four lots. Based on the proposed plan, the applicant would need four parking spaces in order to comply with the parking requirements outlined in section 2101.1. Realistically, four parking spaces for eight two-bedroom units won't be sufficient to meet the true demand. If history is any indicator, if this project is completed as planned, at the minimum eight cars will be added to an already overcrowded street.

460-462 Ridge Street is currently under construction. Parking requirements were also waved for this project which will have approximately six units when completed. This project further complicates the parking situation on Ridge Street.

I am sure the Board reviews numerous projects requesting parking variances. What sets Mount Vernon Square apart from most other neighborhoods, is the fact that its home to the Washington Convention Center. Marketed by the city as the third largest convention center on the East Coast, and the eighth largest in the country – it has no parking.

Even though it is overtop the Metro-rail convention goes still park in our neighborhood for the health fair, auto show, defense contractor fair, inaugural balls or whatever large show happens to be in town. Most other neighborhoods where parking variances might

easily be approved don't face such repeated inconveniences. I urge you not to add to our misery. Deny this parking variance.

The development site under consideration is adjacent to a vacant lot, which undoubtedly will be developed at some time. This would be a great opportunity to set the precedent of developing single lots with single structures. Once again, I ask that you deny this variance.

The record should reflect that the ANC voted to oppose the variance after heeding the concerns of other residents.

If the scope of the project is reduced to four units on four lots, the parking pressure on the neighborhood would not be as great, and would address most of the concerns about the project.