

June 9, 2015

Via IZIS

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

Re: BZA Application No. 18994 of Ramin Mehdizadeh and Hun Ah Lee; 254 15th St., SE
Additional Submission Regarding Parking Impact and TDM Measures.

Dear Chairman Jordan and Members of the Board:

Please accept the attached Parking Assessment performed by Wells + Associates, Transportation Consultants. Following the hearing on May 5, 2015, the Applicant met with DDOT to go over the suggested scope for a Parking Occupancy Survey and suggested Transportation Demand Management (TDM) measures.

The conclusion of the Wells report is that 62 on-street parking spaces were available within approximately one block of the subject property during the peak periods, providing significant parking space for the 2-parking space variance relief. The Wells report has also noted the TDM measures that the Applicant has agreed to undertake, including the dissemination of information on current transportation programs and services, Capital Bikeshare memberships, and a bicycle rack at the rear of the Subject Property.

In addition, the Applicant will agree to include the attached language in its Condominium Documents, including in the disclosures to potential purchasers.

Thank you for considering this additional information.

Sincerely,


Martin P. Sullivan

Enclosures

EXCERPT FROM CONDOMINIUM BYLAWS:

1.1 Restrictions on Use of Units and Condominium.

A. The Board of Directors is authorized to promulgate, amend and enforce Rules and Regulations concerning the operation and use of the Condominium; provided, that such Rules and Regulations are not contrary to or inconsistent with the Act, the Declaration or these Bylaws. A copy of the Rules and Regulations shall be furnished by the Board of Directors to each Unit Owner prior to the time the same become effective.

B. The use of the Condominium is subject to the following restrictions:

(1) Residential Permit Parking. Per Board of Zoning Adjustment ("BZA") Order No. 18994, all Unit Owners shall be prohibited from obtaining Residential Permit Parking ("RPP") for on-street parking.

DISCLOSURE CONTAINED IN THE CONDOMINIUM PUBLIC OFFERING STATEMENT:

(1) Residential Permit Parking. Per Board of Zoning Adjustment ("BZA") Order No. 18994, all Unit Owners shall be prohibited from obtaining Residential Permit Parking ("RPP") for on-street parking.