

Ms. Rachelle Nigro
Advisory Neighborhood Commissioner 6E04
437 New York Avenue NW
Washington, DC 20001

July 27, 2015

Mr. Lloyd Jordan
Chairperson
Board of Zoning Adjustment
Government of the District of Columbia
441 4th St NW
Washington dc 20001

Re: Case 19053 446-452 Ridge St. NW, Ridge Lofts

Dear Chairman Jordan,

I am the Advisory Neighborhood Commissioner for 6E04 representing the residents of Ridge Street, where the proposed Ridge Lofts project will be located. On behalf of the majority of the residents of the street I would like to request the Board of Zoning Adjustment keep their original decision to grant parking relief but with the restrictions that the lease of all tenants contain a provision that tenants cannot have cars and that there be a covenant filed with land saying residents of the property cannot have cars and cannot have RPP. I surveyed the residents and of the 30 residents I was able to contact 26 residents wanted the relief granted with the restrictions.

We feel the parking study that was done was not an accurate snapshot of Ridge Street and the surrounding streets. It is clear to everyone who lives in the neighborhood there are not 100 parking spaces available in a four block radius at 9:00pm. Also with the many other on-going and future projects including on the surrounding streets the already tight parking situation will become even more limited. There are currently six residential projects on or near Ridge Street that will impact parking, including a potential 26 unit residential building.

In regards to the developer not be able to get funding for the project we question the validity of that reasoning. We live in a large metropolitan area with many banks. Clearly other projects have been completed successfully with similar situations and have gotten funding.

Again, I and the concerned constituents of Ridge Street respectfully ask the Board of Zoning Adjustment to stay with their original decision to grant the parking relief for Ridge Lofts but with restrictions and help protect the parking in our community for the future.

Sincerely,



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