

Dear Office of Zoning,

I am an owner/resident within 200 feet of this application, at 1360 Spring Rd NW. I have been made aware of the application and have carefully reviewed the plans and documents. I understand the owner and applicant are requesting certain variances for the property, and I would like to offer my support in favor of the applicant and variance request. While I share the parking concerns some residents in the neighborhood may have, I believe the inherent characteristics of this specific parcel warrant an exception, which I believe will be necessary for any marketable redevelopment of the property. The small site is land locked without alley access or curb cuts, and I don't see how there is any economically viable way to redevelop the property, offer commercial use on the first level, and accommodate parking with a variance. I think the site's proposed use, density, and height are appropriate for the intersection, and their requested parking exceptions are reasonable given the unit sizes and proximity to the Metro/bike share. However, I would urge the develop to provide mass transit or bike share incentives for it's future residents to offset any potential parking impact.

Furthermore, if anyone in the neighborhood is familiar with this corner, they would be aware that it is a frequent hotbed for excessive loitering and littering and I personally would welcome a responsible redevelopment project here that helps revitalize and beautify this corner. Especially, if the site incorporates new street-level commercial use that will benefit the neighborhood.

Many thanks for your consideration,

Matt Bunch

1360 Spring Rd NW

Submitted on 10/23/2015 by:
Letter of Support from Matt Bunch
1360 Spring Rd NW