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March 16, 1999

Mrs. Sheila Cross Reid
Chairperson
D.C. Board of Zoning Adjustment
441 4th Street,N.W Suite 2lO
Washngton, D.C. 20001

Dear Ms. Reid:

I am here today as Howard University's project manager for the LeDroit Park Initiative.

Howard University is seeking a variance from the on-site parking requirements for two new building units it is planning to erect at the corner of 5th and Oakdale Place, N.W. upon the recommendation of the Historic Preservation Review Board (HPRB). HPRB has been very active in the review of the renovation and new construction of the homes that comprise the Howard University LeDroit Park Initiative.

At their November 19,1998 hearing, HPRB denied thc University's proposed curb cuts that would have accommodated the placement of two parking spaces as required by the zoning regulations for the units to be constructed at 5th and Qakdale P1ace. Their reasoning was as follows:

> As is typical of new construction in historic districts, on-site parking is required for these units. As no alley exists in this block, as it does on "U" Street, two curb cuts would be required with parking pads created on the sides of this prominent corner house. This is the only aspect of the design which is problematic. LeDroit Park was created in the 187Os as an ear1y suburb in which the green spaces surrounding the houses were an important element in creating the park-like feeling of the neighborhood. Originally yards had no fences between them, and the entire neighborhood was intended to be seen as a continuous garden While this character has been somewhat compromised over the years, curb cuts and automobile parking within public view are quite uncharacteristic. Such intrusions into the neighborhood's green spaces are not consistent with the character of the LeDroit Park Historic District.

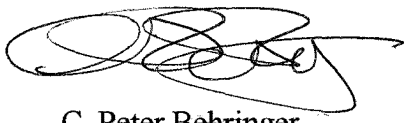
BZA
CASE No. 16438
EXHIBIT No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16438
EXHIBIT NO.22

The University is trying to proceed with the initiative in a way that complies with all of the city's regulatory requirements, responds affirmatively to the concerns of the neighbors, results in a revitalized and beautiful environment and respects the community's history. We are concerned. therefore, that the wishes of the HPRB to preserve the historic ambiance of the neighborhood and eliminate the parking, and those of area residents who want to keep thc parking, may conflict in this instance.

The University is attempting to do all within its power to avoid any adverse impacts that may arise from this housing development and honor the judgement and jurisdiction of the HPRB. Further, we empathize with, and find merit in our neighbors' views that the granting of the variance and the elimination of the off-street parking may have an adverse impact on neighboring properties

Sincerely,



C. Peter Behringer
President