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April 29, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 APR 29 PM 2:20

BY HAND
Ms. Beverley A. Bailey
Office of Zoning
441 Fourth Street, N.W., Room 201
Washington, D.C. 20001

Re: BZA Application No. 16832 of Metropolis Development Company, LLC
2045 14th Street, N.W., Square 236, Lots 54, 61 & 812
Our File No. 092000.0006

Dear Ms. Bailey:

Pursuant to your request, enclosed you will find fifteen copies of the (1) photographs which were submitted with the application (note, color copies are being provided), (2) survey of the property and (3) letter from the ANC in support of the application.

Should you require any additional information or have any questions regarding the enclosed material, please do not hesitate to contact me.

Thank you for your assistance in this matter.

Sincerely,

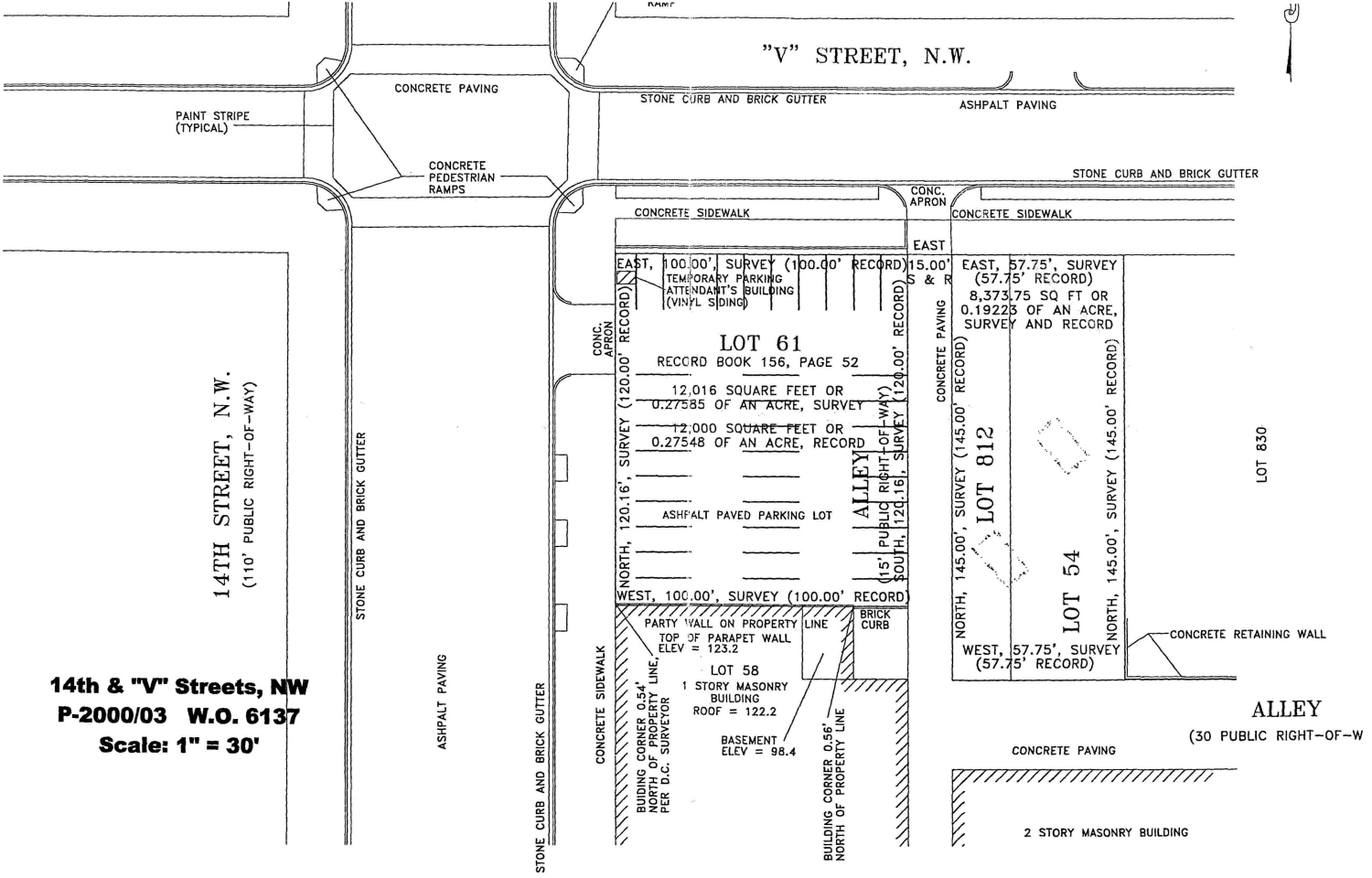
ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Jeannine Rustad Zigner

Enclosures (as stated)
cc: Mr. Paul Hoftyzer (by facsimile)
Mr. Scott Pannick (by facsimile)
Richard B. Nettler, Esquire

BZA
Case No. 16832
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16832
EXHIBIT NO.33



14th & "V" Streets, NW
P-2000/03 W.O. 6137
Scale: 1" = 30'

ADVISORY NEIGHBORHOOD COMMISSION 1B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

P.O. Box 91567
Washington, DC 20056

February 14, 2001

RECEIVED
D.C. OFFICE OF ZONING
2001 APR 27 PM 2:22

Mr. Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Metropolis Development
BZA Application to develop 2045 14th Street, NW. (Square 236, Lots 54, 61)
BZA Application No. 16832

Dear Mr. Griffis:

Enclosed is a copy of a letter previously sent to the Board on December 3, 2001. I understand from Metropolis Development that the letter may not have been received because it is not in the Board's file. As a result, I am transmitting this copy for the record.

Thank you for your consideration of this matter. If you should have any questions, I may be reached on (202) 797-0969.

Sincerely,

Glenn J. Melcher

ADVISORY NEIGHBORHOOD COMMISSION 1B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

P.O. Box 91567
Washington, DC 20056

December 3, 2001

Mr. Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Metropolis Development
BZA Application to develop 2045 14th Street, NW. (Square 236, Lots 54, 61)

Dear Mr. Griffis:

On November 1, 2001, at a regularly scheduled meeting of Advisory Neighborhood Commission 1B, at which a quorum of seven members were present, ANC 1B held a hearing to consider four zoning variances requested by Metropolis Development to develop the property located at 2045 14th Street, NW. After a presentation by Metropolis and its architect, there was no public testimony presented in opposition to the request and members of the commission expressed satisfaction with the design and the need for this development in our community.

The Commission unanimously voted to support the following variances:

1. Increasing lot occupancy for residential development to 83%
2. Eliminating the public space requirement
3. Reducing the recreation space to 2,800 square feet
4. Eliminating the 55 foot truck berth

The Commission has been very pleased with the manner in which Metropolis Development Company has worked with our community in developing their plan for this development. Metropolis has been particularly attentive to our expressed desire for ground level retail space in the project, so as to blend in with the resurgence of the commercial corridor along 14th and U Streets. The proposed development will bring quality residential units and retail space an area in need of both. This project will be good for our constituents, and the city as a whole, and we encourage your approval of the projects as proposed by Metropolis Development Company.

Thank you for your consideration of this matter. If you should have any questions, I may be reached on (202) 797-0969.

Sincerely,

Glenn J. Melcher


Property


Property


Property