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December 22, 2004

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Re: Application No. 17232
14th Street between Park Road and Irving Street, N.W.
Amendment to the Application to add Alternative Parking Relief

Dear Members of the Board:

At the public hearing held on December 21, 2004, substantial discussion occurred between the Applicant's team and members of the Board concerning the adequacy of the number of spaces proposed to be provided in the underground garage (1,000 spaces on two levels). The Board's concern related to the operational issue of whether the parking spaces would be used to serve other demand in the neighborhood, thereby reducing the number of spaces available to serve the proposed development since the parking garage would be owned by NCRC and would be open to the public.

In order to respond to that concern and to provide more parking spaces on-site within the two parking levels which can feasibly be provided, the Applicant hereby amends its application and requests that the Board consider alternative parking relief. The potential of utilizing attendant parking was raised by a Board member during the course of the hearing, which lead the Applicant to focus on the relief necessary for the Board to approve such a parking program at the subject site. That relief would be as a special exception pursuant to 11 DCMR § 2108 to reduce the amount of required parking spaces by no more than twenty-five percent (25%), and a variance from section 2115.9 to permit attendant assisted parking in the C-3-A District. Using attendants, the Applicant can park approximately 1,250 cars on the two levels, which is a reduction of approximately twenty-two percent (22%) from the requirement of 1,599 spaces.

The Application has been continued for hearing on January 25, 2004, as the last case of the day following the regular afternoon agenda. The Applicant will submit a pre-hearing statement no less than fourteen days prior to the hearing, explaining in detail the relief sought and the manner in which the tests of the Regulations will be satisfied. The Applicant has mailed a copy of this request

BZA
Case No. 17232
Exhibit No. 48

Board of Zoning Adjustment
District of Columbia
CASE NO. 17232
EXHIBIT NO. 48

to the parties to the application, to the Office of Planning and DDOT and to all owners of property within 200 feet of the subject property. The Applicant will also post notice of the hearing on the amended application on the subject property in the same manner as for a new application. These steps will provide notice of the amended application to all potentially interested persons.

We look forward to proceeding with consideration by the Board on January 25, 2004, of this amended application.

Sincerely,

Norman M. Glasgow, Jr.

Kyrus L. Freeman*

cc: Advisory Neighborhood Commission 1A
Thomas Ruffin
Stephen Cochran, D.C. Office of Planning
Douglas Nobel, District Department of Transportation
All owners of property within 200 feet

*Admitted only in Pennsylvania;
supervision by principals of the firm
who are members of the D.C. Bar

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