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Board of Directors, Washington Metropolitan Area Transit Authority

October 15, 2004

Jerrily R. Kress, Director
Office of Zoning
801 North Capitol Street, NE
Suite 4000
Washington, DC 20002

BZA # 17255

Please consider this letter in support of the variance application of 3DG Delta, LLC with regard to property located at Square 2841, Lot 44, otherwise known as 3313 11th Street, NW. The conditions of the lot are such that the requirement of a provided parking space for a residential property containing two units, Zoning Regulation 2101.1, would impose a hardship on the developer and be of negligible value to the community.

The lot at 3313 11th St. has two major problems. The first is that the lot is irregularly shaped and small, making it difficult to construct a more traditional building. Secondly, the lot has no alley access. There is an easement over the neighboring property to allow for trash disposal access, but it is impossible to reach the rear of the building with a vehicle.

These problems make it difficult for any developer to include the number of parking spaces required by Regulation 2101.1. The attributes of the lot prevent any possible parking on site except for cutting the curb and removing the sidewalk in front of part of the property in order to create a driveway. However, this would reduce the already restricted footprint space available for occupancy, and, due to its narrow nature, restrict the building to 6-8 feet of frontage.

Furthermore, should you require the builder to cut the curb, you would be eliminating an equal number of public, street parking spaces in order to create a private space on-site. This project would be the only property on the block with such a cutback, and none of the other residential properties (predominantly single family homes) have on-site parking. Yet parking is almost always readily available in the area, demonstrating that the public parking capacity has plenty of room and one additional vehicle should not significantly alter the current parking situation.

However, the addition of a new, high quality condominium building could significantly alter the appearance and perceptions of the area, potentially being a catalyst to generate large scale interest. This area of Columbia Heights is in need of major redevelopment. It is a small commercial zone less than three blocks from the Columbia Heights metro station, yet the two block strip is predominantly occupied by vacant and distressed buildings. This specific site is

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currently occupied by a toxic mold infested, vacant liquor store, which is not only an eyesore but is potentially a health hazard.

The removal of the vacant liquor store and the creation of an upscale condominium building could have quite a large impact in the area. The building has been designed by an award winning architect and should be quite striking, enhancing the overall appearance of the street and attracting interest and investment to the area.

For these reasons, I believe it is in the city's interest to waive grant a parking variance for 3DG Delta, LLC. Thank you for your consideration of this case. If you have any further questions about this application, please contact John Goldman at 202-291-3282.

Sincerely,



JG/jj

cc: John Goldman, District Design Development Group, LLC