

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Kyrus L. Freeman  
202.862.5978  
kyrus.freeman@hklaw.com

Jessica R. Bloomfield  
202.469.5272  
Jessica.bloomfield@hklaw.com

July 15, 2021

## **VIA IZIS**

Board of Zoning Adjustment  
of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**Re: BZA Case No. 20482 – Updated Long-Term Bike Parking  
2805 Jasper Street, SE (Square 5722, Lot 74)**

Dear Members of the Board:

On behalf of KAJ VENTURES LLC (the “Applicant”), the owner of 2805 Jasper Street, SE (Square 5722, Lot 74) (the “Property”), the Applicant herein submits a revised site plan and plat (**Exhibit A**) which provide an update on the long-term bicycle parking now proposed for the Property. The revision is based on continued engagement with DDOT after the filing of their report (Ex. 41) which objected to the zoning relief requested for long-term bike parking. As set forth below, although the Applicant still requires relief from the long-term bike parking requirements, it now proposes a solution that the Applicant understands is acceptable to DDOT.

Previously, the Applicant proposed to locate three uncovered exterior bicycle parking spaces at the rear of the Property. As shown on **Exhibit A**, the Applicant now proposes to locate three locked and covered long-term bicycle storage lockers in the same general location at the rear of the Property. The bicycle lockers will have a minimum dimension of 2 ft. wide x 6 ft. long x 4 ft. tall each, and will comply with the 2018 DDOT Bike Parking Guide for Bicycle Lockers (**Exhibit B**). The lockers will not exceed 4 ft. in height and will be setback a minimum of 4 ft. from all lot lines.

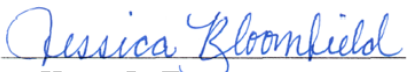
The Applicant respectfully requests a waiver pursuant to 11-Y DCMR § 101.9, from the requirement of 11-Y DCMR § 300.15, for the Board to accept this letter and exhibits less than 21 days prior to the public hearing. There is good cause to grant the waiver because it establishes a more secure long-term bicycle storage option for project residents and is an acceptable solution for DDOT. Submitting these documents also will not prejudice the rights of any party, which in this case is only the affected Advisory Neighborhood Commission 8B, which is copied on this correspondence.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20482  
EXHIBIT NO.44

We look forward to the Board's consideration of this application at the public hearing on July 21, 2021. Should you have any questions, please do not hesitate to have staff contact us

Sincerely,

HOLLAND & KNIGHT LLP

By:   
Kyrus L. Freeman  
Jessica R. Bloomfield

cc: Certificate of Service  
Joel Lawson, D.C. Office of Planning (w/enclosures via email)  
Stephen Mordfin, D.C. Office of Planning (w/enclosures via email)  
Anna Chamberlin, DDOT (w/enclosures via email)  
Aaron Zimmerman, DDOT (w/enclosures via email)  
Jamee Ernst, DDOT (w/enclosures via email)

**CERTIFICATE OF SERVICE**

I hereby certify that on July 15, 2021, a copy of the foregoing letter and attachments were served by electronic mail on the following at the addresses stated below.

Ms. Jennifer Steingasser  
District of Columbia Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Advisory Neighborhood Commission 8B  
[8b@anc.dc.gov](mailto:8b@anc.dc.gov)

Commissioner Michelle Kiah  
ANC 8B05  
[8B05@anc.dc.gov](mailto:8B05@anc.dc.gov)

Commissioner Charles H. Wilson  
ANC 8B, Chair  
[8B03@anc.dc.gov](mailto:8B03@anc.dc.gov)

  
Jessica R. Bloomfield