

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**PREHEARING STATEMENT
OF THE APPLICANT
IN SUPPORT OF AN APPLICATION
TO MODIFY AN APPROVED PLANNED UNIT DEVELOPMENT
APPROVED PURSUANT TO ZONING COMMISSION
ORDER NO. 05-22**

February 13, 2015

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TABLE OF CONTENTS

	Page
DEVELOPMENT TEAM	I
TABLE OF CONTENTS.....	II
LIST OF EXHIBITS.....	III
CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS	1
I. INTRODUCTION.....	2
II. ISSUES/CONCERNS RAISED BY THE ZONING COMMISSION AND THE OFFICE OF PLANNING.....	3
III. ADDITIONAL REQUIREMENTS OF SECTION 3013 OF THE ZONING REGULATIONS.....	3
A. List of Witnesses Prepared to Testify on Behalf of the Applicant.....	3
B. Summary of Testimony of Witnesses or Reports and Area of Expertise	3
C. List of Maps, Plans or Other Documents Readily Available	3
D. Estimate of Time Required for Presentation of Applicant's Case	4
E. Names and Addresses of Owners of Property Within 200 Feet of Property	4
IV. CONCLUSION	4

LIST OF EXHIBITS

Exhibit	Description
A	Architectural Plans
B	List of the Applicant's witnesses
C	Outline of testimony of William Licko, View 14 Investments, LLC
D	Outline of testimony of Phillip Kasdorf, dog day care center operator
E	Outline of testimony and resume of Walid Takriti, sound consultant
F	List of maps, plans or other documents readily available to the public, which may be offered into evidence
G	List of names and addresses of all property owners within 200 feet of the subject property

CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS

The undersigned hereby certifies that, in accordance with section 3013 of the Zoning Regulations, ten (10) copies of the following items were filed with the Zoning Commission on February 13, 2015; and in accordance with section 3013.8, the application shall not be modified less than twenty (20) days prior to the public hearing.

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by Zoning Commission and Office of Planning	Page 3
3013.1(b)	List of Witnesses	Exhibit B
3013.1(c)	Outline of Testimony of Applicant's Witnesses and Resumes	
	William Licko View 14 Investments, LLC	Exhibit C
	Phillip Kasdorf Dog day care center operator	Exhibit D
	Walid Takriti Acoustonica	Exhibit E
3013.1(e)	Reduced Plan Sheets	Exhibit A
3013.1(f)	List of Maps, Plans or other Documents Readily Available that may be Offered into Evidence	Exhibit F
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	Page 4
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of the Subject Property	Exhibit G

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: Leila Batties
Leila M. Jackson Batties

I. INTRODUCTION

This Prehearing Statement and the attached documents are submitted by View 14 Investments, LLC (the "Applicant") in support of its application to the Zoning Commission of the District of Columbia (the "Zoning Commission") for modifications to an approved Planned Unit Development ("PUD").

The subject property is located at 2303 14th Street, N.W., on the east side of 14th Street between Florida Avenue and Belmont Street, in the C-2-A District (the "Property"). The Property is improved with a mixed-use building that consists of approximately 32,000 square feet of commercial and service uses at or below grade and 185 apartment units on the upper nine floors. The project was approved as a PUD pursuant to Z.C. Order No. 05-22, dated January 9, 2006.

The Applicant seeks to modify the PUD to include flexibility to permit a dog day care center in the retail space on the ground floor of the building. The proposed dog day care center would consist of approximately 4,300 square feet and would include pet grooming and overnight animal boarding. The entrance to the facility would be at the corner of Florida Avenue and 14th Street, with frontage along 14th Street. The dog day care center would occupy one of four retail units in the existing building, two of which are presently occupied with the YWCA National Capital Area and the Beta Martial Arts Academy, respectively. Twenty-four apartment units are located on the second floor of the building above the retail space; of those, five units are situated directly above the space proposed for the dog day care center.

The Applicant originally filed its PUD Modification application with the Zoning Commission on March 24, 2014 (Exhibit 2). At its public meeting on June 30, 2014, the Zoning Commission decided to hold in abeyance the setdown of the application. On December 5, 2014, the Applicant filed a revised PUD Modification application (Exhibit 13), which set forth in detail

the proposed PUD modifications and explained the project meets the applicable review and approval requirements. At its public meeting on February 9, 2015, the Zoning Commission voted 5-0-0 to set down the application for a public hearing. This Prehearing Statement is filed pursuant to Section 30/3 of the Zoning Regulations.

II. ISSUES/CONCERNS RAISED BY THE ZONING COMMISSION AND THE OFFICE OF PLANNING

At the public meeting on February 9, 2015, no additional information was requested by the Zoning Commission or the Office of Planning. However, the Applicant notes that no later than 20 days prior to the public hearing on this case, the Applicant will submit more specific information regarding the construction and design of the proposed dog day care center, specifically as it relates to mitigating noise impacts to the residential units above.

III. ADDITIONAL REQUIREMENTS OF SECTION 3013 OF THE ZONING REGULATIONS

A. List of Witnesses Prepared to Testify on Behalf of the Applicant

In accordance with Sec. 3013.1(b) of the Zoning Regulations, a list of witnesses prepared to testify at the public hearing on behalf of the Applicant is attached as Exhibit B.

B. Summary of Testimony of Witnesses or Reports and Area of Expertise

In accordance with Sec. 3013.1(c) of the Zoning Regulations, the summaries of the testimony of those persons who may be called to testify at the public hearing are attached as Exhibit C through Exhibit E.

C. List of Maps, Plans or Other Documents Readily Available

In accordance with Sec. 3013.1(f) of the Zoning Regulations, a list of maps, plans, or other documents that are readily available to the general public and that may be offered into evidence at the public hearing is attached as Exhibit F.

D. Estimate of Time Required for Presentation of Applicant's Case

In accordance with Sec. 3013.1(g) of the Zoning Regulations, the estimated time for the presentation of the Applicant's case is forty-five (45) minutes.

E. Names and Addresses of Owners of Property Within 200 Feet of Property

In accordance with Sec. 3013.6 of the Zoning Regulations, a list of the names and addresses of all of the owners of property located within two hundred feet (200') of the Site is attached as Exhibit G.

IV. CONCLUSION

For the foregoing reasons, the Applicant submits that the proposed modifications to the approved PUD meet the standards of Chapter 24 of the Zoning Regulations and the standards for approval. Accordingly, the Applicant requests that the Zoning Commission approve the application.

Respectfully submitted:

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