

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF AN APPLICATION FOR A
MODIFICATION OF THE VIEW 14 PUD
LOCATED AT 2303 14th STREET, NW**

**UDR / View 14 Investments, LLC
Z.C. Case No. 05-22A**

March 31, 2015

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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 a modification to an approved Planned Unit Development ("PUD").

The subject property is located at 2303 14th Street, NW, 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. 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, which set forth in detail the proposed PUD modifications and explained why 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. The Applicant's Prehearing Statement was filed on February 13th.

II. SUPPLEMENTAL INFORMATION ON THE APPLICATION

Since filing its Prehearing Statement with the Zoning Commission, the Applicant has continued to outreach with community stakeholders. On February 20th, the Applicant's representative met with the then Single Member District representative for ANC 1B-04, Commissioner Kevin Kain, who expressed his support for the proposed dog day care center. On Monday, March 16th, the Applicant made a presentation to ANC 1B's Zoning, Preservation & Development Committee, which voted unanimously to recommend approval of the application to the full ANC. The ANC will consider the application at its regularly scheduled meeting on Thursday, April 2nd.

On Tuesday, March 17th, the Applicant attended the Meridian Hill Neighborhood Association's ("MHNA") monthly meeting to present the project and respond to any questions or concerns raised by the community. MHNA did not vote on the project because three out of the six MHNA board members were not present at the meeting. Please note that the Applicant met with MHNA twice last year to discuss the project. From those discussions, two conditions were proffered:

1. The dog day care operator shall advise clients to refrain from double-parking on streets adjacent to the subject property when dropping off and picking up dogs.
2. In order to keep dogs from the front yards on the surrounding residential streets, employees of the dog day care center shall only walk dogs along the 14th Street corridor.

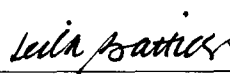
The Applicant remains agreeable to these conditions for the project.

III. CONCLUSION

In accordance with Section 3013 of the Zoning Regulations, this prehearing statement is submitted on behalf of UDR / View 14 Investments, LLC in order to provide additional information in support of its application for a modification to the View 14 PUD. Based on the information and items contained herein, and the case presented in the original submittal, we respectfully request the Zoning Commission's favorable consideration of the Application.

Respectfully submitted,

HOLLAND & KNIGHT LLP

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