

Case No. ZC 14-24
REQUEST FOR WAIVER OF 11 DCMR §3022.3(e)
FOR LATE FILING OF SUPPLEMENT TO PARTY STATUS REQUEST
VIA IZIS AND HAND-DELIVERY

December 2, 2015
Mr. Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
One Judiciary Square
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

Dear Chairman Hood and Members of the Commission:

With this letter, the Kenyon Street Yes We Can Cooperative (“Cooperative”) would like to supplement its Party Status Request to the Zoning Commission in Case No. ZC 14-24 by providing the name and credentials of Nick Mroczkowski, RA, an expert witness who will testify on the Cooperative’s behalf.

The Cooperative respectfully requests a waiver of 11 DCMR §3022.3(e) requiring all witnesses’ names to be submitted on the party status request form at least fourteen days in advance of the December 7, 2015 hearing. The Cooperative submitted its party status request fourteen days in advance of the hearing, including a list of all witnesses who will testify on the Cooperative’s behalf. It noted on the form that it would likely have an architect testify on its behalf but it was not able to submit the name of a particular architect at the time of the filing. The Cooperative, which is owned by low-income individuals, is not typically in the business of engaging with architects. The architect who was initially engaged was not available for this hearing. Therefore, it took additional time to find a different architect who would be available to testify as a witness at an affordable rate.

Fortunately, Nick Mroczkowski, RA of the firm Stoiber and Associates has agreed to testify as an expert witness on behalf of the Cooperative. His resume demonstrating that he is qualified to serve as an expert witness is attached. We respectfully request that this letter serve as a supplement to the Cooperative’s Party Status Request and that the Commission waive the fourteen day requirement pursuant to 11 DCMR §3022.3(e).

Sincerely,
/s/

Louise Howells, Esq.
Eva Seidelman, Esq.
Community Development Law Clinic
Counsel for the Kenyon Street Yes We Can Cooperative

Stoiber+Associates

Architecture · Interiors

NICHOLAS J. MROCZKOWSKI, RA

Nick has over 15 years of experience as a Project Manager and Project Architect for many large and mid-scale projects throughout DC, Maryland, Virginia and Delaware. A licensed professional, his work has included all phases of design, consultant coordination, construction administration, value engineering, "green" strategies and integration, and overall quality control. Nick also oversees the office technology and marketing.

Several of his projects have received additional recognition beyond client appreciation, including the Associated Builders & Contractors "Excellence in Construction" award [*City First Bank of DC's expansion and historic renovation*], and a feature article in AIADC's publication ArchitectureDC [*Washington Animal Rescue League's expansion and renovation*].

Representative Project Management Experience

7611-7701 Georgia Avenue NW | 83,000 GSF | \$9.6MM Construction Cost
Renovation of twin 46-unit affordable rental buildings with ground floor retail space. Work includes unit reconfigurations, hazmat abatement, all new utilities and building systems, structural reinforcement and finish upgrades. Phase 1 complete; Phase 2 expected completion Q3 2016.

1417 N Street NW Cooperative | 40,000 GSF | \$3.2MM Construction Cost
Substantial renovation of a 7-story, 83-unit permanently affordable cooperative building. Work includes general unit improvements, new plumbing risers and HVAC systems, upgraded electrical, common areas, and accessibility improvements. Project will meet DHCD Section 3 requirements and complete Q2 2016.

Habitat for Humanity: 1814 and 1833 Central Place NE
New Inclusionary Zoning development of six 2-family flats on vacant lots in Ivy City neighborhood of DC. Homes will meet or exceed EarthCraft standards.

Chavez Prep PCS | 7,000 GSF | \$2.0MM Construction Cost
Gymnasium addition to a historic school building in Park View. A tight site and strict program requirements required that the new structure sit on piers over an existing parking lot. Pre-engineered building system components were coordinated with custom to meet schedule and budget requirements, along with CFA approval.

HART for Animals | 12,000 GSF | \$2.5MM Construction Cost
New state-of-the-art animal shelter, pet boarding, and veterinary care facility on a 5-acre site near Deep Creek Lake, MD. Phases 1 and 2 complete; Phase 3 (final) expected completion Q2 2016.

Additional Projects

- 1415 Girard Street NW Cooperative, DC
- Capital Fringe – Logan Fringe Arts Space, DC
- Washington Parks & People – Josephine Butler Parks Center, DC

Partner
2000; 2003-Present

Previous Experience
Perkins Eastman
Architects, PC
New York, NY
2002

ADM Group, Inc.
Phoenix, AZ
2001

ESa
Nashville, TN
1999

Education
Bachelor of Architecture
University of Cincinnati
2003

Active Registrations
DC
NCARB

Updated
2 December 2015