



March 30, 2013

Mr. Tony Norman
Chairperson
Advisory Neighborhood Commission 1B

**Re: Community Three Development's request for zoning relief,
2200 - 2202 14th Street, NW, northwest corner of 14th and W Streets,
NW, Zoned C-3-A/Uptown Arts Overlay**

Dear Chairperson Norman:

Meridian Hill Neighborhood Association ("MHNA") supports the planned new construction proposed by Community Three Development ("C3D") and urges Advisory Neighborhood Commission 1B to support C3D's requests for three forms of zoning relief.

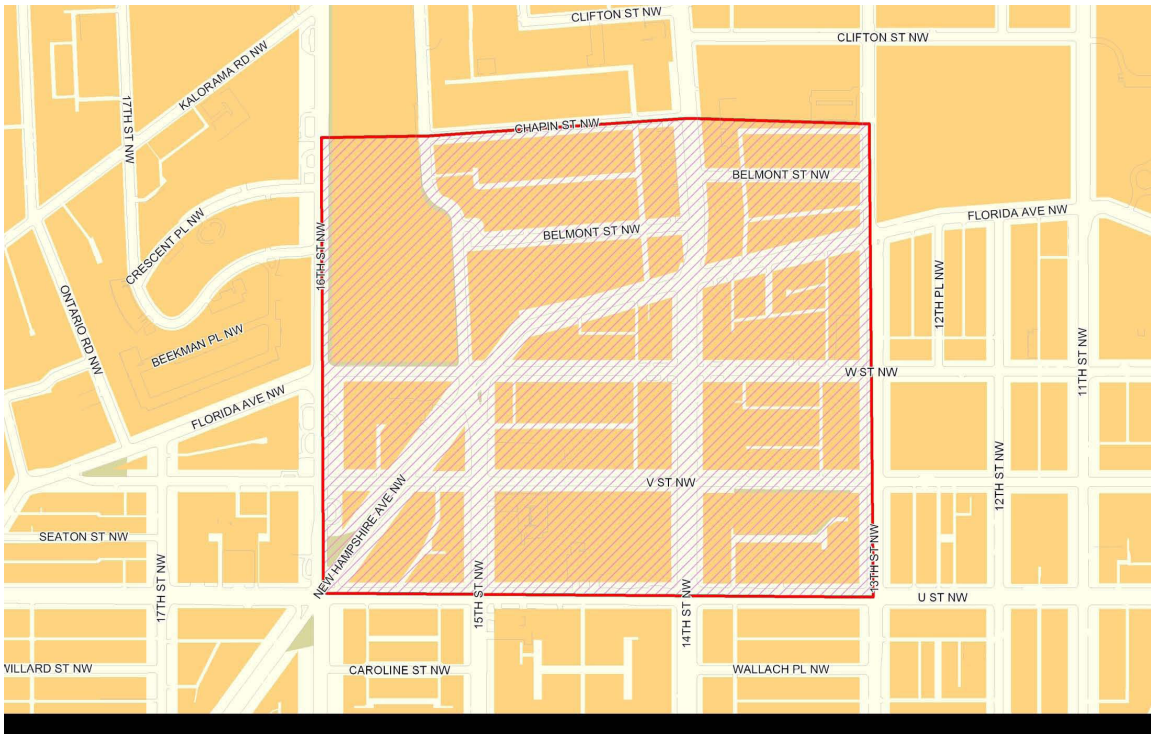
Meridian Hill Neighborhood Association's support is based on C3D's representations that: the proposed new construction will be six stories in height and include 18 residential condominium units on the top five floors and community-serving retail on the first floor; C3D will not seek an exemption from the Uptown Arts Mixed-Use Overlay limits on eating and drinking establishments; C3D requires the first two forms of zoning relief in order to meet historic preservation requirements governing the U Street Historic District; C3D will be required to incorporate the existing, historically contributing two-story structure at 2202 14th Street, NW into the new construction; and C3D will not close off the alley behind the property during construction.

First, C3D requests an exemption from the lot coverage requirements of 80 percent so that it may build on 92.5 percent of the lot. Second, C3D requests an exemption from the rear yard setback requirements, so that it may set back the construction by nine feet rather than the required 12 feet. Third, C3D requests an exemption from the off-street parking requirement of one space for every two dwelling units, so that it will be allowed to provide only four off-street parking spaces.

Meridian Hill Neighborhood Association submits this letter in response to C3D's request at the last MHNA meeting, which was held on March 19, 2013. At the meeting

MHNA voted unanimously to support all three of C3D's requests for the zoning relief. In addition, an *ad hoc* group of residents who live close to the proposed new construction met previously with C3D's principals. All were pleased that C3D reached out to the neighborhood and expressed its commitment to work with the neighboring residents to ensure that the planned new construction has their support

Meridian Hill Neighborhood Association is a nonprofit neighborhood association dedicated to improving the community by strengthening relationships between neighbors, businesses, developers, schools, churches, local government and other neighborhood groups. Membership is open to all individuals residing within its boundaries, shown below, which includes the site of the proposed new construction.



Meridian Hill Neighborhood Association Boundaries

More information can be found on our website at www.meridianhilldc.org.

Sincerely,

/s/ Christina Parascandola
Christina Parascandola
President

cc: Marc Morgan, 1B01
Jeremy Leffler, 1B02

Sedrick Muhammad, 1B03
Deborah Thomas, 1B04
Ricardo A. Reinoso, 1B05
Dyana Forester, 1B06
Juan Lopez, 1B07
Emily Washington, 1B08
James Turner, 1B09
Tony Norman, 1B10
E. Gail Anderson Holness, 1B11
Zahra Jilani, 1B12
Steve Callcott, DC Historic Preservation Office
Grant Epstein, Community Three Development
Dan Kaplan, Community Three Development