



Advisory Neighborhood Commission 4B
6856 Eastern Avenue, NW - Suite 314
Washington, DC 20012

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April 10, 2013

Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, DC 20001

**Re: Fort Totten South, LLC's Request for the Extension of Board of Zoning Adjustment ("BZA")
Order No. 17606-C at 5543-5575 South Dakota Avenue, N.E. (the "Property") (Lot 22- Sqr. 3760)**

Dear Chairman Jordan:

As the Single Member District Representative of Advisory Neighborhood Commission 4B09, where the Property is located, I hereby express my support for Fort Totten South, LLC's request for the extension of BZA Order No. 17606-C.

Fort Totten South, LLC (the "Applicant") is currently developing the Property with an apartment building. Affiliates of the Applicant are developing the Fort Totten North parcel as part of a larger coordinated mixed-use development at the intersection of South Dakota Avenue and Riggs Road, N.E. As part of that project, the development team will introduce new housing and street level retail to the area. The development team is currently under construction on its Fort Totten North project and is proceeding towards the implementation of these projects in good faith. Under BZA Application No. 17606, the Applicant was approved for a special exception from the requirements of 11 DCMR Section 411.5, to allow the Applicant's roof structure's enclosing walls to be of varying heights.

The development team has been active in its engagement of the community and has had numerous meetings with the local community to discuss the project since 2007.

Considering ANC 4B's prior support for this project and full agendas, the ANC elected not to take action on this extension request. ANC 4B continues to support the Applicant's application for an extension to its BZA Order and did not deem another vote for this extension necessary. The Applicant is creating a project that will help to make this a destination location and the proposed project, including the relief approved by the BZA Order and its extension will not create any adverse conditions.

Thank you for considering the views of ANC 4B in your deliberations on this case. If you have any questions, please contact me at 202-709-8683.

Sincerely,


Commissioner 4B-09

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17606-C

EXHIBIT NO. 52

Board of Zoning Adjustment
District of Columbia
CASE NO. 17606
EXHIBIT NO. 52