

Lamond-Riggs Citizens Association, Inc.
P.O. Box 60272
Washington, DC 20039

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April 21, 2013

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

Re: Lamond-Riggs Citizens Association's Support for 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. (Lot 22 in Square 3760) (the "Property")

Dear Chairman Jordan:

On April 17, 2013, at its Executive Board meeting, the Lamond-Riggs Citizens Association, Inc. ("LRCA") voted to pass a resolution supporting Fort Totten South, LLC's request for the extension of BZA Order No. 17606-C. A proper quorum was present.

Fort Totten South, LLC (the "**Applicant**") is developing the Property with an apartment building. Affiliates of the Applicant are also currently 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 the combined projects, the development team will introduce a great degree of new housing, along with a large amount of much-needed street level retail to the area. The development team is currently under construction on its Fort Totten North project.

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 LRCA fully supports the Applicant's application for an extension to its BZA Order and urges the BZA to grant its approval. The development team has been active in its engagement of the community and has also had numerous meetings with the entire local community to discuss the project since 2007.

Thank you for giving the views of LRCA consideration in your deliberations on this case. If you have any questions, please contact me at (202) 361-9996.

Sincerely,


Charon P.W. Hines
President

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17606-C
EXHIBIT NO. 53

Board of Zoning Adjustment
District of Columbia
CASE NO. 17606
EXHIBIT NO. 53