

April 30, 2010

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D.C. OFFICE OF ZONING

Re Application Number 18064

2010-MAY -4 PM 12: 29

Jamison L. Weinbaum
Director, Office of Zoning
441 4th Street, NW
Suite 200/210-S
Washington, DC 20001

To Whom It May Concern:

We are the owner of 1824-1826 Jefferson Place, NW, the property immediately adjacent to 1820-1822 Jefferson Place, NW on its western property line

Similar to other neighbors, I strongly object to HAI Real Estate Holdings, LLC's ("HAI") two requested exceptions, for the following reasons

774 5 – A Special Exception From The Rear Yard Requirements

To date, every build-out conducted by properties lining the alleyway between Jefferson Place, NW and M Street, NW, have adhered to the District's set-back requirements. Nevertheless, the amount of sunlight has decreased and the ally has become increasingly congested. If HAI were to build-out in the exempt manner requested, the amount of direct sunlight hitting the rear portion of our property would again decrease. This diminishment may constitute a private nuisance in that the significant reduction of sunlight may substantially interfere with our right to enjoy and use our property. At worst, an exemption would warrant the filing of a private nuisance claim, an action we do not wish to pursue. The existing zoning requirements were specifically designed and intended to avoid such situations.

Further, we too are considering building out our property, but at a lesser scope than HAI. Architectural plans adhering to all of the District's existing requirements (including rear yard and parking requirements) are already drafted. To grant HAI's exception would be inequitable and would place us, as well as our neighbor on our western property line (whose recent build out also adhered to all of the District's requirements), at a disadvantage. As such, please deny this exception request.

2120 6 – A Special Exception From The Parking Requirements

Jefferson Place, NW, is a highly utilized street that is located in an extremely densely populated area. Lined with residential and commercial properties and surrounded by a variety of businesses, parking spaces on Jefferson Place, NW are rarely vacant, regardless of the day of the week or time of day. If HAI proceeds with their proposed build-out, the end result would be an increase in density and use, with or without approval of the aforementioned special exemption. As such, granting an exception decreasing the amount of required parking spaces at a time when density would increase will only exacerbate the parking problems that already plague the street. As such, please deny this exception request.

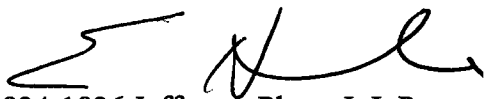
BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18064
EXHIBIT NO. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 18064
EXHIBIT NO. 22

Thank you for considering our request

Sincerely,

A handwritten signature in black ink, appearing to read "Eric D. Hovde". The signature is fluid and cursive, with a large initial "E" and "H".

1824-1826 Jefferson Place, L.L.P.

By Eric D Hovde

Partner