

Ms. Meridith Moldenhauer
Chair, Board of Zoning Adjustment
Office of Zoning
One Judiciary Square
441 4th Street, NW, Suite 210S
Washington, DC 20001

February 29, 2012

Re: BZA Application No. 18318 -- 1321 Naylor Court, NW (Square 367, Lot 862)

Dear Ms. Moldenhauer:

My name is Mark Lawrence and I am a licensed and registered architect in Washington, DC, Virginia, Maryland, New York, and New Jersey. My wife Cary and I own our residence at 1319 Naylor Court, NW. My home is immediately next to 1321 Naylor Court.

This building has languished undeveloped for many years and is unique for many reasons not the least of which is its unusual size for this neighborhood. As you may be aware, a prior attempt to develop this unusually large property as 2 units failed and the property remained undeveloped and in a state of disrepair until its purchase by KB Developers. We are eager to see this property developed into a contributing part of our vibrant alley community. We also have a strong interest in bringing more residential life to Naylor Court which is zoned residential. I have reviewed the drawings of this proposed development and I am aware that the applicant seeks lot area, lot width, and lot occupancy relief.

Both as an architect, sensitive to the intent and purpose of the zoning requirements, and as a neighbor who will ultimately live immediately next door to this development, I fully support the KB Developers LLC proposal to construct three single family townhouses, with the requested width, area and lot occupancy variances. Cary and I appreciate the fact that this development respects Naylor Court as a true city street with entry access from both the courtyard and 30' street. This will further enhance what is becoming a wonderfully unique urban condition.

Given the above, I ask that you grant the variances required for this project to proceed as proposed. I would have attended the hearing in person to testify on behalf of the applicant, but I will be out of town on business March 6, 2012.

Respectfully,



Mark Lawrence, AIA

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18318

EXHIBIT NO. 40

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