

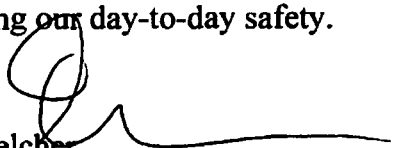
Blagden Alley Naylor Court Association

Re: BZA Application
29 February 2012
Board of Zoning Adjustment # 18318
RE: 1321-1325 Naylor Court NW

I am writing as the President of the Blagden Alley Naylor Court Association, which represents owners and businesses in the area between 9th and 11th and Mass Avenue and P Streets NW, located in ANC2F06. Also I reside at 1327 10th Street NW, which backs onto Naylor Court directly across the Court from 1321-1325 Naylor Court. In addition I own an adjacent Carriage House at 1330 Naylor Court NW, which is also directly across from the subject property.

The association and I fully support KB Developers proposal to construct three single-family townhouses on the R4 lot at 1321-1325 Naylor Court NW. We have a strong interest in bringing more residential life to residentially zoned Naylor Court. The proposed density of these three townhouses is appropriate for what is allowed on a 4750 square foot residential zoned R4 lot. I also support the granting of all three minor BZA variances required for this project to proceed for lot area, lot width and lot occupancy. Given the extra hardships and challenges involved in developing a residential property in an alley/court, and I have great experience with such challenges from developing 1330 Naylor Court, I would appreciate any extra cooperation and support that DC agencies can provide KB Developers as they move forward to develop this property. These are reasonable and very minor variances, which do not create any precedence given the unique location with an historic court. The proposed designs are exceptional and frankly more than any of us in the neighborhood could have hoped for.

An additional compelling reason for approving this development as quickly as possible has to do with safety. As a parent, Naylor Court remains of questionable safety for my 11 and 13 year old children to walk to and from the metro (typically on their way to/from school) or to just do things as simple as throwing the football around. Quick development of the dilapidated properties at 1321-1325 Naylor Court will add three additional households which will at least double the number of residents in Naylor Court whose eyes and ears will contribute to the residential fabric and enhance the livability and safety for all. Please grant quick approval so the project may proceed in haste to add these additional residential properties to our neighborhood, making a substantial enhancement to the tax rolls, and increasing our day-to-day safety.


Greg Melcher
President

Resident & Owner 1327 10th Street and 1330 Naylor Court NW
202.713.0457

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18318
EXHIBIT NO. 41

RECEIVED
U.C. OFFICE OF ZONING
2012 MAR -2 AM 8:29
Board of Zoning Adjustment
District of Columbia
CASE NO. 18318
EXHIBIT NO. 41