

KINGS CREEK, LLC
C/O G&G LLC
1987 PRESTON WHITE DR # 105
RESTON, VA 20191

March 21, 2012

Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: 2337 Champlain Street, NW
Board of Zoning Adjustment Case 18330

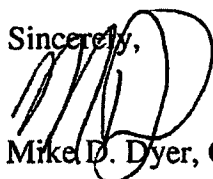
Dear Members of the Board:

I am the owner of the property known as 2329-2335 Champlain Street, NW. My property is located immediately to the south of the property involved in the above-referenced Board of Zoning Adjustment case. I write this letter in strong support of the requested special exception and variance relief.

I am very happy that the property at 2337 Champlain Street will be developed with residential use in place of the existing surface parking lot. The increased height and slight increase in density are necessary for the development to move forward based on the site constraints. I have reviewed the plans for the site and believe that the proposed building fits well within the scale and character of the neighborhood. The proposed residential building is an appropriate in-fill development along the east side of Champlain Street based on the constructed and approved projects and will substantially advance the purposes of the Reed-Cooke Overlay.

The development of this project will be a significant benefit to Champlain Street and the neighborhood in general. I strongly support this project and request that the Board of Zoning Adjustment grant the relief requested in this application.

Sincerely,


Mike D. Dyer, COO

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18330

EXHIBIT NO. 31

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