

Blagden Alley Naylor Court Association

17 JUNE 2012

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 18365 – 1250 9th Street NW

Dear Members of the Board:

On behalf of the Blagden Alley Naylor Court Association (BANCA), we would like to express our support of this project. BANCA is an Association that represents residents and businesses between 9th and 11th Street, L and P Streets NW.

The developer, CAS Riegler, has met multiple times with BANCA to explain the project and the variances that they are seeking to make this project possible. The developer has been open and communicative about the project from its early stages. This project is well-designed and will bring life back to the neighborhood. This site is very unique and important to the neighborhood because of the existence of a historic building on such a large and prominent corner lot. The developer faces a considerable challenge in developing this site with the presence of the historic building.

The developer has requested variances from the height, FAR, and parking requirements. We do not find any of these variances objectionable, and believe that the developer has made a strong case for why these variances are important for the project to go forward. The additional height and FAR are necessary to construct a building that is efficient, satisfies historic considerations, and is financially viable. In addition, the parking relief for the separate townhouse is necessary since the property is land-locked. The requested variance will not result in harm to the neighborhood or nearby properties because the building is appropriate in scale and is designed in a way that fits well into the neighborhood. Throughout the process the developer has been very responsive to community input and has modified the design considerably in response to our inputs.

As both a neighbor and president of BANCA, I have a vested interest in any project that will affect the Blagden Alley Naylor Court historic district, and this project will have a positive effect. On behalf of BANCA, I welcome this project as an asset to the neighborhood and look forward to its completion. I request that the Board approve the requested variances.

Sincerely,



Greg Melcher
BANCA President

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18365

EXHIBIT NO. 27

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