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Via Email to: bzasubmissions@dc.gov

DC Board of Zoning Adjustment
441 4th St., N.W. Suite 200
Washington, DC 20001

**Re: West End Residential Properties, LLC / BZA Case No. 18456
2225 M Street, NW (Lot 822, Square 50)**

Dear Members of the Board:

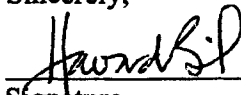
We respectfully urge your support of the above-referenced zoning application, which seeks zoning relief in order to permit the redevelopment of the subject property with a new fire station and an apartment house containing approximately 61 dwelling units. Of those units, 52 will be for households with incomes not exceeding 60% of the area median income. Additionally, the project will have a 28,597 square foot squash club that will occupy the third and fourth levels of the building.

The proposed project is very familiar to us and the West End neighborhood, generally. The developer has discussed this project with the community on several occasions over the years in connection with its development proposal to the District and also as part of the PUD approved for the West End Library site. The fire station and affordable units were proffered as part of the benefits and amenities package of the approved PUD; and many that testified to the Zoning Commission hearing for the PUD stated that these were exemplary public benefits that were very much needed in the neighborhood. We agree.

While the project requires relief from several provisions of the Zoning Regulations, we believe that none of the relief, if granted, will adversely impact the surrounding properties; nor would the relief result in a project design that is inconsistent or incompatible with the area.

Based on the foregoing, we request the Board's approval of the BZA Case No. 18456.

Sincerely,



Signature

11/30/12
Date

HOWARD BIEL - CHAIR OF COMMUNITY DEVELOPMENT COMMITTEE

Printed Name / Title

RESIDENCES AT RITZ CAULTON - 1111 23RD STREET, NW, WASHINGTON, DC 20037
Organization

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18456
EXHIBIT NO. 28

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