

SUSAN T. CARLSON
510 THIRD STREET, NE
WASHINGTON, DC 20002

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April 3, 2013

Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, DC 20013-7787

Board of Zoning Adjustment
441 4th Street, NW, Suite 210-South
Washington, DC 20001

RE: 3rd & Mass Project / BZA Case #18531
208, 214, 236 Massachusetts Ave., NE & 412-430 3rd St., NE

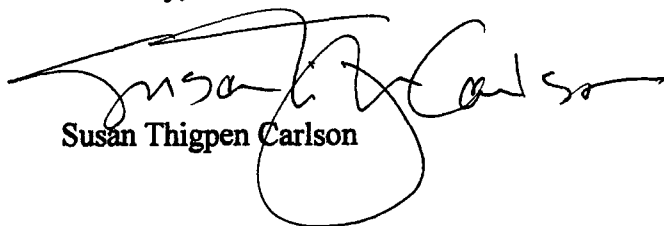
Dear Commissioners and Board Members:

I own the property located at 510 Third Street, NE, down the street from the proposed Heritage Foundation project. I have had the opportunity to review the drawings dated February 28, 2013 (including renderings, elevations, plans, and sections) and am writing to express my full support for this project, including the townhouses, the underground accessory parking, and the improvements to the buildings and streetscape on Massachusetts Avenue.

This project is compatible with the historic character of the neighborhood and provides a much improved transition from the commercial properties along Massachusetts Avenue to the single family residential neighborhood on 3rd Street. The new construction is the appropriate scale and design to fit within the neighborhood. The underground parking will be virtually invisible (with the exception of the parking entrance) and it should improve the parking situation in the neighborhood. The new townhouses will return this block of 3rd Street to all residential use, dramatically improving the overall streetscape. We also welcome the improvements to the public space adjacent to 236 Massachusetts Avenue and the expanded retail being proposed.

The Heritage Foundation has been a good neighbor and I believe this project will be an enhancement to the neighborhood. I urge the ANC, the Historic Preservation Review Board, the BZA and other reviewing agencies to approve this project as proposed.

Sincerely,



Susan Thigpen Carlson

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18531
EXHIBIT NO. 39

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