

Good morning,

I am writing to express my unconditional support for **The Andrew Keegan Theatre** on its application for a Use Variance, #18722

Since 2003, I have been the owner and occupant of a condo unit located in the Pebbleton Condominium, at 1747 Church Street NW, directly across the street from the Andrew Keegan Theatre (My living room window has a straight line-of-sight to the front door of the theatre, in fact)

It has been a unique privilege to have such a talented group of professional artists performing year-round in a venue literally a few steps from my home. I have been attending productions at The Keegan for years and have always been impressed by the phenomenal work regularly exhibited on their stage. The critical acclaim and frequent recognition by the Helen Hayes Awards only serve to support how fortunate I am to have the Keegan so nearby--but that only tells part of the story.

What makes the Keegan Theatre so special is its people. I have been blessed with the opportunity to get to know several of its company members, board members, and executive staff. In addition to their exceptional talent, they are some of the most generous, courteous, and hospitable neighbors I have ever had--anywhere. They are always ready with a greeting and a smile, they have generously offered discounted and even free tickets to the community (myself included), they have always been attentive to any concerns raised by neighbors, however slight, and they have represented the neighborhood in an exemplary way at community events such as the 17th Street Festival.

Finally, having attended the various design presentations which have been held for the neighbors since the idea of expanding the theater first came up, I have been most impressed by how much value has been given to the feedback and concerns of neighbors and to the local community as a whole. The Keegan has taken great pains to respect the unique historic aesthetic of Church Street. They have allayed concerns about potential noise and debris associated with construction by clearly outlining estimated timelines and work-day schedules for the proposed expansion. Their plans even allow for publicly available space in the theater which could someday be used to host occasional meetings and classes for community organizations!

Every detail has been meticulously scrutinized with the needs of the community foremost in mind--not because it is required by any municipal regulation (apparently, it isn't), but because it's simply the right, and neighborly way to behave. I appreciate this genuine level of consideration and care above all else.

In closing, as a DC citizen, a neighbor, and a theatre lover, I am **STRONGLY IN FAVOR** of granting The Andrew Keegan Theatre its request for a Use Variance, #18722.

Thank you for your consideration.

Sincerely,



Nello de Blasio
1747 Church Street NW, Apt 2
(703) 628-1372

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18722

EXHIBIT NO. 37

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