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April 21, 2014

Lloyd Jordan, Chairman
Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street NW, Suite 200S
Washington, DC 20001

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Re: BZA No. 18722, Andrew Keegan Theatre Company

Dear Chairman Jordan:

This letter concerns the application for a zoning variance by the Andrew Keegan Theatre Company.

We have subscribed to this theater for several years and find that they provide first rate theatrical productions. The Church Street Theater in the DuPont Circle area has the potential to become a first rate, intimate venue for performances by this group. It is convenient to the DuPont Circle Metro and has been a good neighbor in this community. The theater has been in operation for decades without significant objection from the community.

We were pleased when we heard that Keegan had been able to purchase the building and have made a major contribution toward its anticipated reconstruction. We understand that their proposed reconstruction has been approved by the ANC, Dupont Conservancy, and the DC Historic Preservation Review Board. The planned renovations will significantly improve the operational aspects of the theater, make it ADA accessible, and provide additional bathrooms (a critical factor as anyone who has attended the theater will attest!).

Since the space has been used as a theater for decades, approval of a zoning variance to continue operations should be a routine matter of bringing its legal description in line with reality. The theater has not and will not adversely affect the residential character of the Dupont Circle neighborhood. Rather, the continued operation of the Keegan Theater at this location provides an important contribution to the artistic life of this city where small theaters of this character are finding it increasingly difficult to find adequate performance space. Patrons of the theater also contribute to the economic life (restaurants and such) of this area.

BOARD OF ZONING ADJUSTMENT
District of Columbia

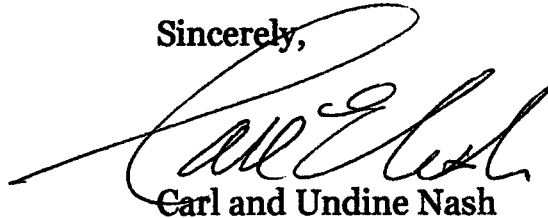
CASE NO. 18722
EXHIBIT NO. 47

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The fact that Keegan plans to preserve the historic character of this building is an important reason to approve this application. An alternative use such as another apartment building would not be historically correct and would not be in the interest of the neighborhood or the city.

We appeared successfully before your board two years ago to obtain a variance from a commercial designation (a former coal and ice warehouse) to residential for a building located in a Capitol Hill alley that is now the home we enjoy. As people who enjoy the rich cultural life of this city, we urge that your board make a similarly practical judgment in approving the variance sought by the Keegan Theatre so that it can continue its contributions to the theatrical life of this city.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl and Undine Nash", written over a horizontal line.

Carl and Undine Nash

cc: Peter Finnegan
Keegan Theater

Undine Nash