

March 6, 2014

Board of Zoning Adjustment
441 4th Street NW, Suite 200/210-S
Washington, DC 20001

Re: Application Number 18723

To Whom It May Concern:

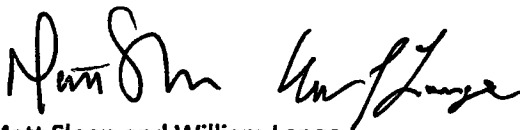
We received notice for a public hearing to consider an application of 2101 Morning Bright LLC for variances from the lot occupancy and rear yard requirements to allow for construction of a mixed-use residential building with ground floor retail at 2105 10th Street, NW

We are owners of condominium unit in the Rhapsody, which sits of the same block as the proposed development. **We are writing to express our full support for this application.** In our opinion, as this site is one short block from the U Street Metro station, it is ideal for higher density development. Further, we believe that there are several examples of mixed use development in the neighborhood that add needed amenities, reduces traffic by locating services in the neighborhood, and which put eyes on the street and reduces the likelihood of crime.

We understand that some are concerned that the site may cause traffic problems in the alley that our building shares with this site. We reject that argument as appropriate design would reduce any impact. Further, given the proximity of the site to the Metro station and to several bus lines, it is likely to attract occupants seeking to live without a car (as we currently experience in our own building)

We strongly urge you to approve this application so that this long vacant site may be developed into an appropriate use.

Best regards,



Matt Sloan and William Lange
2120 Vermont Avenue, NW #301
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18723

EXHIBIT NO. 38

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EXHIBIT NO.38

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