

July 22, 2014

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BOARD OF ZONING
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To Lloyd Jordan, Chairman of the DC Board of Zoning Adjustment

RE: Case Numbers 18765 and 18784 pertaining to 3915 and 3919 Fulton St, NW
Washington, DC

I am extremely frustrated that the developer of these properties has, in spite of our requests, refused to consider using brick for this building for two reasons. First, brick is the material of the neighborhood. I did refer the developer to a good looking modern building at 4301 Military Road of brick construction

Second, I fear the concrete board material may not have the durability of the brick buildings surrounding it. We were not provided any examples of the use of this material for small condos/houses in the D C area. The buildings to which we were referred as examples of the use of concrete board were all extremely large buildings on major commercial streets. All used multiple external materials most had brick or cement block at street level. All were very recent. I was in Minneapolis last weekend and toured development in the Uptown neighborhood more like the Fulton street site: low rise condos. They used a variety of textures for the exteriors. To my horror, the buildings that were a couple of years old showed signs of wear already. Ironically, the fake brick panels appeared to stand up the best. They showed the least fading, staining, problems with seams etc.

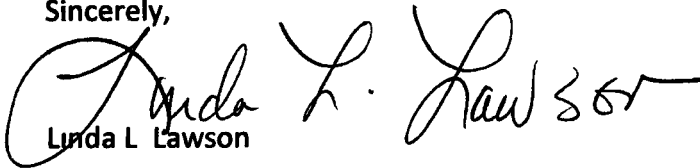
I am belaboring this point because I do not know at this point what potential power exists for you to ask/require the developer to use brick. That would be ideal. However, I also hope in your role protecting our city neighborhoods' attractiveness, you are tracking such uses of non-traditional external materials with a view towards reducing their use if the buildings look shoddy and seedy in a short time.

I also want to note that, while I think the final building will be better than the original design, and I appreciate the developer's working with us, never were we given any option except the basic building he started with, despite our asking for more traditional options. Because we have been so threatened by the developer constantly in our discussions that, if the present proposal is not accepted by the BZA, he will exercise his right to build two buildings of 7 to 8 condos each with less parking and withdraw his letter of commitment, I believe that I am forced to withdraw my opposition to this final design/proposal for fear of something worse.

Please ensure that you include in your decision a requirement that the developer fulfill the terms of his earlier letter of commitment.

On June 23, the developer signed a letter of commitment (conditional on BZA approval) that a) pledged to sell the units only as condos; b) reduce the bedrooms in each condo from 3 to 2, c) write a condo regime that would require 50% of the owners to agree to the rental of any condo in the building; d) replace those trees cut down with 10 to 12 foot trees on a kind-for-kind and one-for-one basis; and e) provide proof of funds to the ANC before construction begins of sufficiency of funds for the project. The developer reaffirmed these commitments in his appearance before the BZA on June 24

Sincerely,

A handwritten signature in black ink, appearing to read "Linda L. Lawson". The signature is fluid and cursive, with a large initial "L" and a stylized "W" at the end.

Linda L. Lawson

2808 39th St NW

Washington D.C 20007