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July 21, 2014

Lloyd Jordan
Chairman of the District of Columbia Board of Zoning Adjustment
Washington, DC

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

Dear Mr. Chairman,

First and foremost, I would like to thank you and your colleagues on the Board of Zoning Adjustment (BZA) for considering the input of Cathedral Heights residents as you collectively decide whether or not to approve the proposed development projects slated for 3915 and 3919 Fulton St., NW (case numbers 18765 and 18784).

We live in 3901 Fulton Street condo, the building immediately adjacent to the 3915 and 3919 Fulton St. properties, and have deep concerns about the proposed multi-unit development. Among our major concerns are the planned removals of several large trees; a likely decrease in available on-street parking; and, above all, the proposed construction of two multi-unit buildings that boast a modern style and external design more commonly found in areas of the District currently experiencing rapid development—but not found anywhere within walking distance in our neighborhood.

As a result of an ongoing dialogue with a well-organized and concerned group of Cathedral Heights residents, the developer, Mr. Prudhomme, has made some changes to the proposed building designs and provided a letter of commitment that includes pledges to 1) sell the building units only as condos, rather rentals; 2) reduce the number of bedrooms in each unit from three to two; 3) write a condo regime that would require 50% of the owners to agree to the rental of any condo in the building; 4) replace trees cut down with 10-12 foot trees on a kind-for-kind and one-for-one basis; and 5) provide to our local ANC proof and sufficiency of funds before construction begins.

If the developer fulfills the pledges detailed in his letter of commitment and incorporates a red-brick color palette that would match all the other buildings on the north side of the 3900 Fulton St. NW block, we cautiously offer our support for the approval of this endeavor. However, this cautious support is offered only if 1) the buildings are constructed with a red-brick color exterior and 2) the developer is legally required to fulfill the promises listed in his letter of commitment. We withdraw our support should the developer fail to meet any of the above-listed commitments.

Again, we thank you and the BZA for your consideration on a matter of great importance to our Cathedral Heights neighborhood and community.

Sincerely,



Shelly Grow and Daniel Hilliard
3901 Fulton St., NW #303
Washington, DC 20007