

Date: February 3, 15

Lloyd Jordan, Chair
BOARD OF ZONING ADJUSTMENT
441 4th Street N.W.
Suite 210S
Washington, DC 20001

Re: Letter in Support of BZA Application No. 18940 – 1371-1375 H Street, NE

Dear Chair Jordan and Members of the Board:

Our firm developed The Maryland, a new 84 unit residential condominium building located at 1350 Maryland Avenue NE. I am writing to express my support for the application for zoning relief at 1371-1375 H Street NE to allow the Applicant to construct a 27 unit residential condominium building with ground floor retail.

- With respect to the minor variation on the roof structure setback at the rear of the proposed building: The Maryland, the only building that abuts the rear of the H Street property, will not be impacted with respect to light and air. As I understand it, the new building (including the penthouse in question) will be further from our building than if they had designed to the minimum zoning requirements.
- With respect to the Applicant's request for parking relief: we understand their problem and fully support their position that there will be little if any negative impact in this walkable and transit-rich location. In addition, in the event that there is a surplus of unsold parking spaces remaining at The Maryland and we decide to rent or sell these spaces, we will give priority to the residents at 1371 H St NE.

The plans for the Applicant's proposed project have been explained to me. The project is complementary to other projects in our immediate vicinity, and will not visually intrude upon the character, scale, or pattern of the buildings this location. On the contrary, the proposed building and use will enhance the neighborhood and reinforce the goals of the H Street Overlay. I urge the Board to approve the application as proposed.

Thank you for the opportunity to provide feedback.

Sincerely,



Name: Joseph Bous / Valor Development

Address: 4619 41st St NW
Washington DC 20016