

October 26, 2015

**FIRST CLASS and ELECTRONIC MAIL**

Adrian G. Washington, CEO  
Neighborhood Development Company  
3232 Georgia Avenue, NW  
Suite 100  
Washington, DC 20010

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Second Floor  
Washington, DC 20001

Re: 2000-2002 11<sup>TH</sup> Street NW  
BZA Application No. 19079

Dear Mr. Washington and the Board of Zoning Adjustment:

I serve as President of the Lincoln Condominium Unit Owners Association (the "Lincoln"), which is located at 2001 12<sup>th</sup> Street and 2004 11<sup>th</sup> Street and is immediately adjacent to and behind 2000-2002 11<sup>th</sup> Street NW that is the subject of BZA Application No. 19079.

We have received and reviewed BZA Application No. 19079 and have had several meetings with representatives from 2002 11th Street LLC and the Neighborhood Development Company over the past 6<sup>th</sup> months. The application materials and meetings with 2002 11th Street LLC and the Neighborhood Development Company have provided the Lincoln's Board with an understanding of those plans, the pending variance request, and those impacts upon the Lincoln. Indeed, the Lincoln is the property most affected by this project.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19079  
EXHIBIT NO.47

Of course, the Lincoln and its residents have concerns about the manner in which the project will impact the Lincoln, particularly with respect to access to light and air. Indeed, the Lincoln's Board and its residents certainly were surprised that the concept of a ten story multifamily building could be constructed upon the parcels located at 2000-2002 11TH Street NW, and were further concerned that 2002 11th Street LLC's developmental rights under the Zoning Ordinance would permit construction without any separation between the two buildings and without a substantial rear yard. That being said, our review of the BZA Application No. 19079 reflects that certain aspects of the application are designed to address certain impacts on the Lincoln that will result from the proposed redevelopment project.

As a result, we have reached a conclusion that the Lincoln's Board is in support of the BZA Application No. 19079, and, in particular, that aspect of the Application requesting a variance from the rear yard requirements of 11 DCMR 636.3.

Sincerely,  
LINCOLN CONDOMINIUM UNIT OWNERS  
ASSOCIATION

By: Jennifer Prie, LCA  
Secretary

TAS

cc: Todd A. Sinkins, Esq. (via email only)