

Basque Bar LLC – Sam Fitz

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Board of Zoning Adjustment DC Office of Zoning
441 4th St NW Washington, DC 20001

To Whom It May Concern:

Special Exception 3405.1 provides relief from the Green Area Ratio where providing the GAR is impractical as a result of sustainability measures already being implemented on the property that achieve the intent of the GAR through methods not available through the GAR requirement. The intent of the Green Area Ratio regulation is to mitigate the impact of site development on the heat island effect, air quality, and stormwater runoff.

By rehabilitating and repurposing an existing, vacant building, this project is improving the city's built environment without any of the negative impacts associated with site development. The establishment will greatly contribute to the fabric of the Truxton Circle neighborhood, while preserving the embodied energy of the existing building and having no negative impact on the microclimate or stormwater runoff of the existing site.

Sincerely yours,

Sam Fitz