

**June 22, 2018**

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

**Re: Application of CDDC 1735-1737 10<sup>th</sup> Street NW LLC  
BZA Case No. 19768**

To Whom It May Concern:

I am the president of the French Street Neighborhood Association (FSNA) and I support the proposed project at 1735-1737 10<sup>th</sup> Street NW as presented in the BZA application. In addition, FSNA voted against a proposal limiting the parking options for this development.

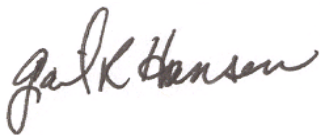
All of the five years that I have lived in the neighborhood, the properties have been neglected, overgrown eyesores. Because of this neglect, the properties have become a haven for rats at a time when the neighborhood has been waging a battle to control rats. We now have a viable proposal for this unkempt space that is directly across the alley from our beloved French Street Park. The new housing will likely positively affect property prices.

The developer requests exceptions from the minimum parking requirements: the rear yard setback requirements, the side yard setback requirements, and the lot occupancy requirements. I support all the exceptions as new neighbors will need parking as much as established residents and the design is compatible, though not duplicative, with the overall look of the neighborhood. As noted above, FSNA voted against limiting parking options.

In general and specifically in this case, I support the Vacant to Vibrant Program. This project gives the neighborhood two affordable units and two market rate units. The developer and the architectural team have reached out to the community for input and have been open to neighbors' suggestions. The adjacent properties will have natural lighting and sighting limitations, as does this proposed project. However, the proposed positioning of these units is similar to other buildings in the neighborhood.

Thank you for allowing neighborhood input on this issue.

Sincerely,



Gail R. Hansen  
912 S Street NW #1  
Washington, DC 20001

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District of Columbia  
CASE NO. 19768  
EXHIBIT NO. 38