BBA

'00 APR -6 AM 11:35

February 9th 20000

District of Columbia
Board of Zoning Adjustment
441 4th St NW, Suite 210
Washington, DC 20001

Re: BZA Application # 16538--Lot 826 Square 902--400 block of 8th St SE

Dear Sir or Madam:

The Barracks Row Business Alliance, Inc (BBA) is a not for profit entity, incorporated under the laws of the District of Columbia. Our mission is to represent the interests of property owners and merchants doing business on 8th Street SE. between the Navy Yard and Pennsylvania Avenue. The BBA hires private street cleaners, maintains liaison with the Metropolitan DC Police Department, promotes the planting of flower boxes, and generally articulates the interests of our members in dealing with the DC government. We are currently actively involved in promoting the rejuvenation of 8th Street with the assistance the Department of Public Works.

At our Board of Directors meeting on February 4th 2000, we were asked by Capitol Hill Investors, LP, owners of this lot, to support their request for a rear setback variance to allow an 1,116 square foot building (62' x 16') on this lot. Because of its configuration, with a 15' setback, the lot will only permit a building of 846sq ft (47' x 18').

The BBA Board voted unanimously to support this request since the lot is vacant and an unattractive part of 8th Street. The BBA Board believes that if the owner can only erect an 816 sq ft building, because of the high cost of construction and the lack of demand for such a small space on 8th Street it is unlikely that development will take place. The BBA is pleased with the owners' development plan, as recently approved by the HPRB, for its adjoining property on D Street SE. and believes that the owners have significantly enhanced a property that has been vacant since the 1950's. The BBA feels that the development of the 8th Street lot is a vote of confidence in the neighborhood, eliminating what has long been an eyesore on the block and replacing it with a new retail business offering job opportunities to our community. Consequently, the BBA requests that the Board of Zoning Adjustment grant the request for a variance.

Sincerely,

Celeste

Celeste Webb
President, BBA

Barracks Row Business Alliance 522 8th St Street, SE Washington, DC 20003 202-543-3030

BZA
Case No. 16538
Exhibit No. 16

Board of Zoning Adjustment
District of Columbia
CASE NO.16538
EXHIBIT NO.16