COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

September 18, 2000

DISTRICT OF COLUMBIA
SEP 19 P12:46
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Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: BZA Application No. 16601

Dear Members of the Board:

As the Councilmember for Ward 6, in which this project is located, I am writing this letter to ask that for the Board of Zoning Adjustment granting the relief requested to permit this important residential and hotel project to move forward in a distressed area within Ward 6.

The variances and special exception relief requested has been fully supported and discussed with the community and has received the support of Advisory Neighborhood Commission 6B and the Capitol Hill Restoration Society.

In requesting variance relief from the TDR provision of subsection 1709, it is noteworthy that this is the first and only residential project presently planned for the C-3-C zoned area of which the subject property is a part. In designating TDR receiving areas, it was the original contemplation that TDRs would be used to build commercial structures. Here we have the opportunity to allow the construction of an apartment building in a very unique situation through the granting of the TDR relief. I urge the Board of Zoning Adjustment to take advantage of that opportunity.

I am particularly eager to see this private sector investment in residential development in this "Navy Yard" development area. I am hopeful that this substantial demonstration of confidence in the area will encourage more residential investment.

By providing a pool, meeting room and green space courtyard area, the development will adequately provide residential recreation space opportunities for the project and that variance should be granted. Lastly, the roof structure special exception is minor in nature and, likewise, should be granted by the Board as this is a large site and the roof structures are substantially set back from the street.

BZA
Case No. 16601
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16601
EXHIBIT NO.36

Thank you for your consideration of my views and those of the community on this case and we look forward to your approval so that this important apartment project with its related hotel component can be constructed.

Sincerely yours,

Sharon Ambrose

Sharon Ambrose