ASCENSION AND SAINT AGNES PARISH

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DISTRICT OF COLUMBIA
DEC -7 P 3:02

6th December 2000

D.C. Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Application No. 16641
1210 Massachusetts Avenue, N.W.

Dear Members of the Board:

As the Rector of the Parish of the Ascension and S. Agnes, I write to support the above numbered application before the Board of Zoning Adjustment. The subject property, which is located on the south side Massachusetts Avenue, is directly across the street from our church, rectory, and parish house (Square 282, Lot 815).

The property is presently used as a surface parking lot. The proposed development would consist of an eleven story, 116 unit apartment house, with a maximum height of 110 feet. We also very much welcome the development's space for a small retail outlet for a coffee shop or similar use on the L Street side of the building. The property is bordered by a high-rise apartment house on the west and a small office building and a bed and breakfast in some older townhouse structures on the east.

The building does not require any relief from the Board as to height or density. The applicant is requesting that the Board grant relief from three aspects of the technical requirements of the Zoning Regulations, including the required minimum width of a closed court, the minimum amount of residential recreational space, and the setback of the elevator machine room. We believe that the project as designed will be an asset to the block. Given the small and oddly-shaped footprint of the site, we believe that the relief requested by the applicant is reasonable.

We support the project and urge the Board to take expeditious action to approve the variances so that the applicant can proceed with the proposed development.

Yours sincerely,

Lane Davenport

The Rev'd Lane Davenport

BZA
Case No. 16641
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16641
EXHIBIT NO.26

PNGS
**Peter N. G. Schwartz Management Company, Inc.**
*1350 Connecticut Avenue, N.W. Suite 1200 Washington, D.C. 20036 (202) 861-1350 FAX (202) 861-0860*

December 6, 2000

Ms. Sheila Cross-Reid
Chair, Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: BZA Application No. 16641
Authorization

Dear Members of the Board of Zoning Adjustment:

As the owner of record of the property at 1234 Massachusetts Avenue, N.W., which is adjacent to the property, which is the subject of the application in the above matter, please accept this letter as authorization for the law firm of Robins, Kaplan, Miller and Ciresi to act as land use counsel regarding our request to appear as a party.

Sincerely,

1234 Massachusetts Avenue LLC

Peter N.G. Schwartz