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D.C. Board of Zoning
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April 10, 2001

District of Columbia Board of Zoning Adjustment
441 - 4th Street, NW
Washington DC 20001

RE: Georgetown Incinerator Project
BZA Case #16702
Hearing Date: April 17, 2001

Dear Mr. Sockwell:

We are residents of Georgetown who are signing this letter petitioning to support the application by Millennium Georgetown Partners, LLC for variances from the height and FAR limitations of the zoning regulations as they were presented at the February 27, 2001 meeting of the Advisory Neighborhood Commission (ANC-2E).

We are aware that the movie theater industry is having real over-expansion problems and that many chains, including Loews and Cineplex/Odeon, have filed Chapter 11 bankruptcy. Likewise, we are aware that Loews was supposed to have been the theater tenant for this 14-screen complex currently under construction here in Georgetown, and as such, was to have paid not only rent, but also for the build-out of the theater interior.

We understand that Millennium now is seeking approval to add a 10' high floor to the condominium portion of the site, in order to generate funds to pay for the build-out of the theaters (which Loews would have done prior to its bankruptcy). The two condo buildings will sit behind the historic and hotel buildings along South Street and will front above the Whitehurst Freeway, covering approximately 25% of the site area of the project. With a fully completed theater, then Millennium, at least, will be able to retain Loews or another chain to operate the theater under a management agreement so as to maintain the theater use in the project.

We feel that the increased height and density sought by Millennium is acceptable, and that the proposed project has been appropriately designed to respect the surrounding historic district, as well as to complement the historic buildings being preserved and included in the development. Additionally, we believe that Millennium has been sensitive to the parking needs of the area by including more parking than we understand is required by current zoning regulations.

BZA Case No. 16702 Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.16702
EXHIBIT NO.43

We look forward to the development of the Incinerator site which has remained vacant for over twenty years, and the additional residential, hotel, retail and theater uses it will bring to the Georgetown waterfront.

Sincerely,

NAME	ADDRESS
Lars Hansen	2911 Dumbarton Avenue, NW