GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



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July 6, 2001

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

Re: BZA Application No. 16729, 114-124 Wayne Place, S.E. (Square 6118, Lots 42 and 43)

Dear Members of the Board:

It is with great pleasure that I write in support of the request by Wayne Place Senior Living Limited Partnership for special exception and variance relief in order to allow the construction of a 56-unit apartment facility for senior citizens at 114-124 Wayne Place, S.E. The proposal not only advances our important goal of ensuring the availability of quality affordable housing for seniors, but also will assist in our efforts to improve the community surrounding the site.

Although the number of units sought by the Applicant exceeds the density limitation imposed by the Zoning Regulations, that density is necessary in order to garner the critical mass of units necessary to make the project economically feasible. In recognition of the critical need for quality affordable housing for senior citizens in Ward 8, has committed a significant amount of funding to this project; DCHD through acquisition and pre-development funds. In order to ensure affordability, we recognize that the number of units provided must rise to a level that will allow the Applicant to successfully move forward. The additional density requested is necessary to sustain such a level. In any event it will not lead to overcrowding at the site, and is being requested for the laudable purpose of allowing the Applicant to, in part, off-set the costs of providing valuable programming and amenities to the residents.

At DHCD, it is crucial that we maintain high standards for the housing provided to the city's less financially able residents. We believe the proposal by the Applicant

BZA Case No. 16729 Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16729
EXHIBIT NO.32

meets those high standards. Further, DHCD is comfortable with the Applicant's proven history of success with a similar development in the Metropolitan area and is confident that success can be replicated at the Wayne Place site. We therefore urge the Board to approve the special exception and variance relief requested by the Applicant.

Sincerely,



Neal Drobenare
Deputy Director

WAS1 #991968 v1

Law Offices
HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
FAX 202-955-5564

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TO:

Mr. Richard Nero	202/727-6072
NAME	FAX NUMBER
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