#16779

CAPITOL HILL INVESTORS LLC
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BY FAX

BZA
Case No. 16779
Exhibit No. 12

August 8th 2001

Ms. Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
Government of the District of Columbia
441 4th St NW, Suite 210
Washington, DC 20001

Request for Expedited Hearing Date
BZA Variance Application No 16779 Square 902, Lot 34 (407 8th St SE)

Dear Ms. Kress:

I am writing to you to request an expedited hearing of our variance application for the above referenced lot for the following reasons:

1. The above lot was granted a variance from a rear yard setback by the BZA in October 2000. (#16538). We were operating under the honest, but mistaken, belief that this previously granted variance would be adequate, until we were advised by CHRS and HPRB that their support for our building facade would require a cantilever above our open courtyard, and the zoning office advised us that the enclosed courtyard counts against our FAR.

2. The variance requests now submitted are highly unlikely to be contentious in nature given that the 8th St merchants association, ANC 6B, and the CHRS all supported our prior variance request and the BZA approved it unanimously. This new request does not materially change what we were planning to construct on the lot. (I.e. a two story building with no rear yard.)

3. The lot size (1,556 sf) is so insignificant that a 2 FAR building with 2 stories will have no impact on the neighborhood.

4. Based on our good faith belief that we could move ahead with our intended design because of the prior variance granted to us, we have borrowed, and are paying interest on, funds to pay for construction of the building.

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5. Finally, the DC Department of Public Works is slated to start replacing the sidewalk and street surfaces on 8th Street SE starting in early 2002. We would very much like to have our construction substantially complete before the DPW starts theirs otherwise we will have a difficult time finishing this project in a timely and economical manner.

Thank you for taking the time to consider this request.

Sincerely,

Capitol Hill Investors, LLC

Maurice Kreindler, Manager

cc: Allen Neyman, AIA

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