Logan Circle
COMMUNITY ASSOCIATION
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March 18, 2002

Mr. Geoffrey H. Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Room 210
Washington, D.C. 20001

Re: Case Nos. 16841 and 16848

Dear Mr. Griffis:

As you know, the Logan Circle historic community is experiencing a strong revitalization. While there are many strong positive results of this development, our community nonetheless now identifies the lack of off-street parking as one of our primary concerns.

Because of this concern, the Logan Circle Community Association ("LCCA") supports the applicants' proposal that the recreational space requirement in both the 1440 Church Street, N.W. building and the 1425 P Street, N.W. building be reduced from 15% to 5%. Our understanding is that this reduction in the recreation space will provide an additional 27 off-street parking spaces in the 1425 P Street garage and an additional 19 off-street parking spaces in the 1440 Church Street garage.

In addition, the 1440 Church Street building will provide a total of 6,050 square feet of terrace, patio or balcony space in the individual units which, if included in the recreation space calculation, would total 15% recreational space.

LCCA is particularly pleased that the developers of the 1425 P Street, N.W. building have decided to provide 10,000 square feet of retail space on the first floor which will have the affect of creating street vitality and entertainment. We understand that the use of the first floor for retail space reduces the space available for recreation space.

For these reasons, the LCCA supports Applications 16841 and 16848.

Truly yours,

Cary Silverman
LCCA President

BZA
Case No. 16841
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16841
EXHIBIT NO.27