SXL REAL ESTATE, INC.

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March 8, 2002

District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 220
Washington, D.C. 20001

Re: Board of Zoning Adjustment
Application No. 16843
(800 8th Street, N.W.)

Dear Members of the Board:

We are the owners of the building located at 810 Seventh St., N.W. East, one block 1 of 800 8th Street, N.W, the property that is the subject of the above-referenced application. We are writing this letter in support of the application for a minor variance from the parking space and access requirements of the Zoning Regulations.

After reviewing the details of the Hillel application, we do not believe that the relief Hillel has requested will have any adverse impact on the on-street parking in and around the area or on our building operations. Our understanding is that most Hillel employees will commute to work using the Gallery Place metro station, which is less than 400 feet from the site and that most visitors to the building will be from out-of-town and will in all probability travel to the site using the Metro, taxicabs or other forms of public transportation. In addition, there are several public parking facilities in the area that will be able to serve the few employees who will drive to the site. Hillel will be a welcome addition to our downtown neighborhood, and the application appears well justified given the size of the site, the nature of the proposed uses, and the existing conditions in and around the site area.

We particularly encourage that BZA grant approval for those applicants that need some minor form of relief to help small business and office users justify the

BZA Case No. 16843
Exhibit No. 33

Board of Zoning Adjustment
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EXHIBIT NO.33

decision to own, build and occupy downtown. For lot sizes under 5,000 s.f. this owner believes a variety of candidate "relief" areas should be made more streamlined and readily available (e.g., parking, rear yard, loading, housing and retail requirements) to encourage the development of such small infill lots. These lots cannot be economically justified for development, but are so important for the community as a whole to be able to prosper and realize the full potential of property values. We applaud the decision by Hillel to own and occupy downtown and strongly encourage approval by the Board of Zoning Adjustment.

Sincerely,

SxL Real Estate, Inc.
As General Partner of 810 Limited Partnership

Yoshi Nagai
Executive Vice President