Crescent Tower Condominium

1239 Vermont Ave. NW

Washington, DC 20005

March 25, 2002

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Geoffrey Griffis
Chair
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 201-S
Washington, DC 20001

Re: BZA Application No. 16871, Application for a Variance from the Rear Yard Requirement at 1300 N Street, N.W.

Members of the Board of Zoning Adjustment:

The Crescent Tower Condominium is a 94- unit, 10- story residential condominium located adjacent to 1300 N Street, N.W. which is the subject of the above-referenced BZA application. Representatives of the JBG Companies met with the Board of our condominium on March 19, 2002 to explain their need for the above-referenced variance relief and to show us a model of the project both without and with the required rear yard setback.

In short, our Board strongly prefers the project as currently designed without the rear yard setback. As currently designed, the project features a lower scale "carriage house" element adjacent to our condominium as well as attractive views into the project's landscaped interior courtyard. JBG informs us that a redesign of the project to accommodate the required rear yard along the project's southern property line would require the elimination of both the landscaped courtyard and the carriage house element in order to maintain the current density of the project. Such a redesign would severely impact the views of many of our owner's units which abut the project site.

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BZA
Case No. 16871
Exhibit No. 18

Board of Zoning Adjustment
District of Columbia
CASE NO.16871
EXHIBIT NO.18

As a result, we support the requested variance and we urge the Board of Zoning Adjustment to approve it expeditiously so that JBG can continue project construction and completion without interruption.

Thank you for your consideration of the position of the Crescent Towers Condominium in this matter.

Sincerely,

Lara Ballard
President
Board of Directors
Crescent Tower Condominium