COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 28 PM 1:23

March 26, 2002

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.

Mr. Chairman, Members of the Board of Zoning Adjustment:

As the Councilman for Ward 2 in which 1300 N Street, N.W. is located, I urge the Board of Zoning Adjustment to approve the requested rear yard variance for this property. The proposed project provides needed residential units in the Logan Circle area in accordance with long-standing City land use goals and policies. Expeditious delivery of this residential building will benefit all of the existing apartment buildings which surround this vacant, excavated site as well as the City's tax base.

It is my understanding that the project developer, the JBG Companies, has met with the Board of the adjacent Crescent Tower Condominium and that the Condominium Board 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 the Crescent Condominium as well as attractive views into the project's landscaped interior courtyard. Redesigning the project to provide a rear yard along the project's southern property line would require the elimination of both the landscaped courtyard and the carriage house element. Such a redesign would negatively impact the views of many of the condo owners with units which abut the project site. Likewise, the Sutton Plaza Apartments to the south will have superior views with the landscaped courtyard as opposed to a required rear yard setback which would merely provide a 22-foot wide strip of vacant land adjacent to the existing public alley.

I understand that the developer has met with the Economic Development Committee of ANC-2F has endorsed the variance and that the ANC will likely act on their endorsement next week.

726932v1

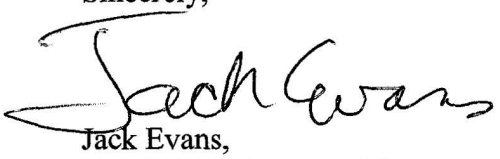
BZA
Case No. 16871
Exhibit No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO.16871
EXHIBIT NO.19

As a result, I urge the Board of Zoning Adjustment to approve the requested variance expeditiously so that JBG can continue project construction and quickly complete the project as designed with the courtyard amenity.

Thank you for your consideration.

Sincerely,



Jack Evans,
Councilmember, Ward 2