Logan Circle
COMMUNITY ASSOCIATION

P.O.Box 12007 Mid City Station NW • Washington, DC 20005 • www.logancircle.org

April 4, 2002

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D.C. OFFICE OF ZONING
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D.C. Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: BZA Application No. 16871

Dear Members of the Board:

The Logan Circle Community Association ("the Association") has discussed the above referenced Application with the Applicant, JBG/JER 13th & N, L.L.C. and reviewed the proposed plans for an apartment house in the R-5-E zone at 1300 N Street, N.W. The Application requests a rear yard variance.

The Association notes that the proposed residential development is the preferred use in our neighborhood, bringing additional housing and population that will enhance neighborhood character and viability. Residential development is generally our strong preference over additional commercial or office development, except in established commercial corridors.

We do not believe that the lack of a rear yard as normally required by zoning will adversely affect the neighborhood. A number of corner apartment buildings in the Logan Circle neighborhood provide no rear yard or simply provide a rear yard over the driveway entrance to the building. In the case of 1300 N Street, the adjacent Crescent Towers Condominium building to the west provides a wide driveway that provides an effective rear yard setback for both the Crescent Towers and the new building. Because of this spacing, both buildings will have ample light and air for the units at the affected ends of the buildings. To the south of the proposed 1300 N Street apartment building, an existing alley provides similar light and air to the adjacent apartment building on the south side. On both of these sides (south and west), an additional building setback might actually create too large of a gap in the building fabric as viewed from the street and therefore be aesthetically undesirable.

In summary, we do not anticipate any potential adverse effect of the variance (if granted) on the neighbors.

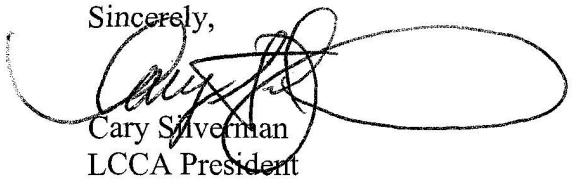
BZA
Case No. 16871
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16871
EXHIBIT NO.20

Regarding the basis for the variance, we understand that there may have been an error by the Department of Consumer and Regulatory Affairs in failing to note the absence of a rear yard in a timely way. Whatever these mistakes were, the critical fact is that the building is quite attractive as designed, will not adversely affect its immediate neighbors, and will be a positive and attractive new residential building in the neighborhood. We consider approval of the variance an important matter, because, with excavation nearly complete, we would not want to see a major delay in construction, leaving the excavated condition for some time period.

The Logan Circle Community Association is pleased to testify in support of the requested rear yard variance.

Sincerely,



Cary Silverman
LCCA President