KEENER MANAGEMENT

D.C. OFFICE OF ZONING
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2002 APR 11 PM 1:00

D.C Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: BZA Application No. 16871

Dear Members of the Board:

I am the owner of the Sutton Plaza Apartments at 1230 13th Street, N.W., a rental apartment building of 176 units located immediately to the south of the proposed apartment building that is the subject of this variance application. The proposed apartment building at 1300 N Street, N.W., to be constructed by JBG/JER 13th & N L.L.C., requests a variance from the rear yard requirement. I understand that for a 90-foot apartment building as proposed, the normal rear yard requirement would be 22.5 feet. Also, because the subject property is a corner lot, this rear yard could be located along the southern lot line adjacent to my building or along the western property line.

I am writing in SUPPORT of the requested rear yard variance for several reasons. First, between Sutton Plaza Apartments and the subject property there is an alley ranging in width from 15 to 30 feet. Thus, the residents of the Sutton Plaza enjoy a *de facto* rear yard created by this alley, which provides adequately for privacy, light and air for my renters in the units nearest the proposed new building. This relief is enhanced by the fact that 1300 N Street will be situated to the north of Sutton Plaza, thereby alleviating any potential issues of sun obstruction.

Second, the design and massing plan of 1300 N Street places lower building elements in the center of the site than would a standard, rectangular building on the site with a normal rear yard. A major benefit is that Sutton Plaza tenants will face a more open and low-scale interior of the site than might normally occur. The proposed building reinforces and frames the street frontages of 13th and N Streets while stepping down to the southwest in our direction, giving us relatively more open space and low-scale, interesting building elements to look out over than a more conventional design would allow.

Third, the architecture and amenities in the proposed 1300 N Street building appear to be of excellent quality, thus helping to stabilize and enhance property values in the vicinity and placing a long underutilized and unattractive property into productive use.

Again, I am pleased to be able to support the requested variance for the reasons stated above.

Sincerely,

Gary Squire for 1230, L.L.C.

BZA
Case No. 16871
Exhibit No. 21

1746 N Street, N.W.
Washington, D.C. 20036-2907
Telephone: (202) 833-3050
Facsimile: (202) 833-9050

Board of Zoning Adjustment
District of Columbia
CASE NO.16871
EXHIBIT NO.21