13th and N llc

D.C. OFFICE OF ZONING
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16871

Helen Kramer
Chair
LCCA

Dear Helen,

As you know, I am the developer and owner of SoLo Piazza Condominium, located at 13th and N Street, NW. I am writing you concerning JBG's rental project under construction across the street from my building.

It has come to my attention that the approved plans for the building were mistakenly based on the guidelines of an SP-2 zone. To penalize JBG and make them re-design the building hurts our community far more than helps it.

As you know, JBG's building is intended for residential use. JBG is not seeking to building a project that has any SP-2 use that is forbidden under R-5E use. Our architect, zoning attorney, and lender were not aware of the change from SP-2 to R-5E on our site as well. Since we are very involved in the neighborhood, we were the ones who informed them of the accurate zoning.

I have evaluated JBG's development scheme, and by changing the entire design of the project to incorporate the R-5E restrictions, there is no additional benefit to the community. To cause JBG's project massive delays would choke the synergy of the wonderful development occurring south of Logan Circle that is certain to enrich the vibrancy and appeal of our neighborhood.

If you would care to discuss this matter with me, please call me at (202) 518-7888 at your convenience.

Sincerely,

Giorgio Furioso
Managing Member

BZA
Case No. 16871
Exhibit No. 24

13th and N llc
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Board of Zoning Adjustment
District of Columbia
CASE NO.16871
EXHIBIT NO.24