COLUMBIA HOSPITAL FOR WOMEN MEDICAL CENTER

September 15, 2002

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N. W.
Suite 210 South
Washington, D.C. 20001

Re: **Letter in Support of Board of Zoning Adjustment**
Case No. 16926 Square 25, Lot 808

Dear Members of the Board:

On behalf of the Columbia Hospital for Women, I write this letter to express our support for the proposed apartment house to be developed by Columbia\2440 Venture, L.L.C. at 2440 M Street, N.W. Columbia Hospital is located in the same square to the south of this site.

The proposed apartment house will continue the positive trend of residential development in the West End area. The site for the proposed development is currently improved with a surface parking lot and is an ideal location for additional residential units, situated in a mixed-use area. The applicant faces a practical difficulty in developing this parcel as an addition to the adjacent development at 2440 M street. As a result of certain development difficultiles due to the required connection and the adverse subsurface soil conditions, which prohibit deeper excavation, the applicant is unable to provide the required residential recreation space and comply with the rear yard requirement. Furthermore, the applicant must request a special exception for multiple penthouses. It is our underatanding that these separate penthouses have been minimized to maxium extent possible and each comply with the setback requirements. We see no adverse impact resulting from the variance and special expection requests and support the project.

The Columbia Hospital for Women supports this project and the requested variance and special exception relief.

Sincerely,

Michael M. Barch

Michael M. Barch
President and CEO

BZA
Case No. 16926
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16926
EXHIBIT NO.27