Trammell Crow Company

High Street Columbia, LLC

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October 10, 2002

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

16926

Re: **Letter in Support of Board of Zoning Adjustment Case No. 16926**
2400 M Street, N.W.

Dear Members of the Board:

On behalf of High Street Columbia, LLC (a wholly owned subsidiary of Trammell Crow Company), the owner of the Columbia Hospital for Women property, I write this letter to express our support for the proposed apartment house to be developed at 2400 M Street, N.W.

High Street Columbia, LLC is very pleased with this proposed development. The apartment house will continue the positive trend of residential development in this area, which is ideal for residential and mixed-use developments. After reviewing information regarding the application with the applicant, we understand that the applicant faces practical difficulties in developing this site. As a result of these development difficulties, 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 understanding that these separate penthouses have been minimized to the maximum extent possible and each comply with the setback requirements.

We see no adverse impact resulting from the variance and special exception requests and support the project. Furthermore, the bay windows on the southern façade provide relief and articulation for the building and enhance the views of the development from both 24th Street and from the Columbia Hospital site.

High Street Columbia, LLC supports this project and requests that the Board of Zoning Adjustment grant this application for variance and special exception relief.

Sincerely,

Jeffrey J. Sherman
Executive Vice President

BZA
Case No. 16926
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16926
EXHIBIT NO.32