Louis Dreyfus Property Group

2001 K Street, NW
Suite 202
Washington, DC
20006-1001

Telephone 202 785-4555
Fax 202 785-8369

October 2, 2002

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. 16930**
500 New Jersey Avenue, N.W.

Dear Members of the Board:

On behalf of the Louis Dreyfus Property Group, I write this letter to express our support for the proposed NAR Headquarters building to be constructed at 500 New Jersey Avenue, N.W. The Louis Dreyfus Property Group is currently developing Station Place, adjacent to Union Station, to house the new headquarters of the Securities and Exchange Commission.

We applaud the NAR and its commitment to develop this site and locate its headquarters here. We are especially impressed with the environmental features of this development and believe that the development's sensitivity to environmental issues will serve as a model for buildings in the future. The proposed development will be a significant and positive addition to this area near the Capitol, as this site is currently underused and unappealing. Like the Station Place site, the NAR headquarters will likely serve as a catalyst for revitalization and further development of the North Capitol Street corridor.

The development of this site is difficult due to the site's small size and unusual shape. As a result of the site's exceptional conditions, the applicant is unable to comply with certain zoning requirements. We have reviewed these areas of relief and fully support the applicant in its request for relief from these requirements. We also understand that the site was previously approved for the development of an office building with similar height and density.

The Louis Dreyfus Property Group strongly supports this project and the requested variance and special exception relief.

Sincerely,

Robert H. Braunohler
Vice President, Development and Operations

BZA
Case No. 16930
Exhibit No. 46

Board of Zoning Adjustment
District of Columbia
CASE NO.16930
EXHIBIT NO.46