**Mrs. Barbara F. Kahlow**
**The Westbridge #404**
**2555 Pennsylvania Avenue, N.W.**
**Washington, DC 20037**

May 27, 2003

The Honorable Geoffrey H. Griffis
Chairman
D.C. Board of Zoning Adjustment
441-4th Street, N.W. - Suite 210
Washington, DC 20001

Re: BZA No. 17014 - Application for 3 Variances, Square 71

Dear Chairman Griffis and Members of the Board:

I am writing to express my support for Board of Zoning Adjustment (BZA) No. 17014, an application for development of Square 71 in which the applicant requested three variances. I have lived in the West End near Square 71 since 1988. I have been active in many land use cases throughout Foggy Bottom-West End and some elsewhere in Ward 2. My principal interest in zoning relates to liveable communities, which are safe and contribute to the economic vitality of the District of Columbia. I am also concerned about traffic and parking as they adversely affect liveable residential communities.

In some instances, I have supported proposed projects, such as the mixed-use (residential/retail/hotel with zero commercial office space) Millennium/Ritz planned unit development (PUD) in Square 51 (which is directly to the West of Square 71), the mixed-use (residential/retail/educational) George Washington University (GWU) PUD in Square 122, and the WETA PUD in Square 101. In other instances, I have opposed proposed projects, such as the International Monetary Fund (IMF) PUDs in Squares 120 and 119.

I believe that the proposal for Square 71, which calls for 114 new residential condominium units with adequate parking (145 parking spaces) and 6,500 square feet of retail and without any commercial office space, would be a welcome addition to the West End. Our community fully supports additional housing and badly needed retail. And, the Gorove/Slade traffic report (Exhibit G) concludes that the project "will have a negligible impact" on traffic (p. 1), including no changes in the current conditions in the AM and PM peak hour periods (p. 3).

The application and its arguments for three area variances seem justified to me. I believe that the requested height variance (under section 770.1) from the allowable 90 feet in a C-2-C zone to 110 feet is justified due to the peculiarities of the site, which include the low-height Exxon station (30 percent of the site), and the other over 90 feet buildings in the immediate vicinity. I believe that

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the requested floor area ratio (FAR) variance (under section 771.2) from the allowable 6.0 FAR in a C-2-C zone to 6.26 FAR is also justified, especially since the landscaped canopy over the Exxon site will be more attractive than the current situation. Lastly, I believe that the requested residential recreation space variance (under section 773.3) from the required 15 percent to 4.5 to 5 percent is also justified, especially because of the SportsClubLA directly across the street. I am a Member of the Club and can attest to its unique and wonderful recreation space.

As indicated on page 15 of the Prehearing Statement, filed May 22nd, the Foggy Bottom and West End Advisory Neighborhood Commission (ANC-2A) expressed its **unconditional** unanimous support for the project at its May 21st meeting, which I attended. The West End Citizens Association, which I represented for three recent major land use cases (the Red Cross, GWU PUD, and IMF PUD), is not participating in this case.

In addition, pursuant to the BZA's April 18th hearing notice, I am herein stating my intent to possibly testify orally at the BZA's June 10th hearing. I am not requesting party status in this case.

Thank you for considering my views.

Sincerely,

Barbara J. Hahlen