The Downtown Cluster of Congregations

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June 9, 2003

Chairman Geoffrey Griffis & Members
DC Board of Zoning Adjustment
441 4th Street, NW Rm. 210
Washington, DC 20001

Re: BZA Application # 17014 - 2110 M Street, NW **Via fax**

Dear Chairman Griffis and Members,

I wanted to write in support of this application for residential recreation space, FAR, and height variances for the re-development of this currently vacant lot.

First, I note that this application received unanimous ANC support. The reasons for that are clear. The project will deliver 114 new residential units to the Foggy Bottom area. This is to be applauded, and assists in the city's effort to attract 100,000 new residents. The FAR variance request is for construction of a canopy over the adjacent Exxon station. This will certainly be a most welcome amenity for all concerned

The height variance is owing to the site's configuration. The added height is consistent with New Hampshire Avenue which the south elevation will face. Without the variance some 28 residential units would be lost. Yet the height is equivalent with much of the surrounding area. The recreational space variance I believe is certainly acceptable given the balconies that will be provided, and the current type of urban living amenities residents expect. Providing about 5% of residential recreation space is in keeping with the Board's actions with several other new residential projects in downtown.

Clearly, the enhanced property tax revenues, new resident-generated income and sales taxes, the addition of some 6,000+ sq. feet of new retail in the project, as well as the civic contribution the new residents will offer are all to be welcomed, and more than justify the variances being requested. Certainly new jobs will also be created both during the construction and subsequent on-going operation. In short, I would urge your approval of the project.

Respectfully,

Terrance Lynch
Executive Director

BZA
Case No. 17014
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17014
EXHIBIT NO. 27