COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D.C. 20004

June 10, 2003

Mr. Geoffrey Griffis, Chair
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

BZA
Case No. 17014
Exhibit No. 28

Re: BZA Application No. 17014 of EastBanc, Inc.; 2110 M Street, N.W.
Square 71, Lots 11, 19, 21, 23, 26-28, 801-806, 812, 816 and 817 (the "Property")

Dear Mr. Griffis:

I am writing in support of the above-referenced application of EastBanc, Inc. for variances from the height, FAR and residential recreation space requirements of the Zoning Regulations.

As you may be aware, on June 11, 2003, the District is kicking off its campaign "City Living, DC Style" to attract 100,000 new residents. The Ward 2 element of the Comprehensive Plan is compatible with this goal by its objective of creating new residential neighborhoods in Ward 2. EastBanc's proposed development will create 114 new units, thus providing needed housing to attain the District's goal of attracting 100,000 new residents. Additionally, given the Property's proximity to the Central Business District, this new housing will be attractive to professionals who work in that area.

EastBanc proposes to construct a mixed-use development containing approximately 6,500 square feet of ground floor retail, 114 apartment units, and a below-grade parking facility containing 145 spaces at the Property. This project overcomes the challenges presented by the existing Exxon station adjacent to the vacant portion of the Property. Most notably is the necessary remediation at the Property, the necessity of building a canopy over the filling station, which canopy contributes to the additional FAR requested, and the small size and narrowness of the available vacant land for the proposed new building. EastBanc's proposal is a creative solution for the productive use of this unique, vacant property.

It is apparent from the documents submitted in support of the application that EastBanc has made extensive efforts to comply with the Zoning Regulations within the limitations presented by the uniqueness of the Property. Because of the existing Exxon station and the requirement of constructing a canopy over the filling station, a variance is required to allow the additional .26 FAR resulting from this canopy. Additionally, because of the location of the Exxon station, the amount of vacant land available for development is narrow and limited in size, resulting in the need for a height variance, as well as a variance from the residential recreation space requirements of the Zoning Regulations. These variances can be granted without

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substantially impairing the intent and purpose of the zone plan. Similarly, the granting of the variances will not have an adverse impact on the surrounding neighborhood. In fact, the proposed project is consistent in height and density with the development in the surrounding neighborhood.

Given the significant benefit the proposed development will have on the furtherance of the goals of the Comprehensive and Zone Plans, as well as the goal of the District to attract new residents, I urge the Board to approve the required variances.

Thank you for the opportunity to comment on this application.

Sincerely,

Jack Evans
Councilmember, Ward 2