THE RESIDENCES
AT THE RITZ-CARLTON, WASHINGTON, D.C.

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

RE: BZA Case #17014
Hearing Date: June 10, 2003

Dear Mr. Griffis and members of the Board:

I am writing to support the application by EastBanc for variances from the height, recreational space and FAR limitations of the zoning regulations.

As a representative of the property owner/developer in the immediate neighborhood, I feel that the proposed project has been appropriately designed so as to minimize the impact of the neighboring Exxon gas station on the proposed residential project, improve the appearance of the gas station with a better canopy system and provide a needed permanent residential community.

The proposed height of the new building is consistent with surrounding building heights at the Ritz-Carlton Hotel and the Washington Marriott Hotel across the street to the west and the north are already at 110'. Additionally, buildings along New Hampshire Avenue are 90'-110'.

EastBanc has shown a commitment to this area of the city and I am excited about its new project in the West End. I believe that EastBanc has proposed commendable solutions for minimizing the impacts of construction and have demonstrated a willingness to work with the neighborhood on many issues.

I look forward to the development of the site, which has housed an unsightly surface parking lot for many years, and the additional residential and retail uses it will bring to the area.

Thank you for the opportunity to comment on this application.

Sincerely,

John Luciano, General Manager
Millennium Partners
1111 & 1155 23rd Street, N.W.
Washington, DC 20037

BZA
Case No. 17014
Exhibit No. 31

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