RLARC

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President and
Chief Executive Officer

March 13, 2003

D.C. BOARD OF ZONING
2003 MAR 20 PM 3:49

Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

RE: Board of Zoning Adjustment Application
Donatelli & Klein Development in Square 2672
All or Portions of Lots 6, 659, 660, 661, 662, 663, 664, 720, 721, 879, 835, 837, 861, 862, 863, 864, 865, 866 and 876
and the Alley Proposed to be Closed

Dear Members of the Board:

The RLA Revitalization Corporation supports the above-referenced application for special exception and variance relief. Accordingly, the RLA Revitalization Corporation hereby authorizes the law firm of Holland & Knight LLP, to represent it in all matters before the Board of Zoning Adjustment related to the above-referenced property. As set forth in §3106.1 of District of Columbia Municipal Regulations, Title 11, this authorization includes the power to bind the owner in the case before the Board.

The application requests variance relief from the height and residential recreation space requirements of the Zoning Regulations because the property is affected by several exceptional situations and conditions, which result in a practical difficulty. RLA Revitalization Corporation believes that the variance relief can be granted without substantial detriment to the public good or the District's Zone Plan.

The RLA Revitalization Corporation is also requesting a special exception pursuant to Section 2514.2 of the Zoning Regulations to extend the C-3-A zoning into the R-5-B zoned portion of the property. The RLA Revitalization Corporation supports this request because the criteria set forth in Section 2514.2(a) through (d) are satisfied. Furthermore, the special exception would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and would not tend to affect adversely the use of neighboring properties.

In addition, the RLA Revitalization Corporation supports the requested special exception relief for a twenty-five percent reduction in the required parking for the retail portion of the building. The reduction is appropriate due to the project's adjacency to Metro, which will significantly reduce the amount of vehicular

BZA
Case No. 17029
Exhibit No. 10

Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO. 10

traffic at the site. RLA Revitalization Corporation believes that the project satisfies the requirements of Section 2108.3(a) through (e).

Finally, the RLA Revitalization Corporation supports the request for a special exception from Sections 770.6 and 411 of the Zoning Regulations from the one enclosure and set back requirements.

Should you have any questions or need additional information, please contact Chris Donatelli at 301-654-0700.

Sincerely,

Theodore N. Carter
President and CEO