Reed-Cooke Neighborhood Association

Of Adams Morgan

January 22, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 FEB -2 PM 12: 22

Jeoffrey Griffis,
Director, Board of Zoning Adjustment
441 4th Street NW, Suite 220
Washington, DC 20001

Subject: Board of Zoning Adjustment (BZA) Application #171111 (2412 17th Street NW)

Dear Mr. Griffis,

The Reed-Cooke Neighborhood Association wishes to enter the following comments into the record for BZA Application #17111 for the property located at 2412 17th Street NW.

On behalf of the Reed-Cooke Neighborhood Association I wish to express our support for Board of Zoning Adjustment Application #17111, and Castle Management Corporation's requests for three variances.

During our monthly meeting on January 6, 2004, the attending membership, unanimously voted to support the requested variances. Mr. Joe Kisha of Castle Management Corp., has met with the membership of the Reed-Cooke Neighborhood Association on numerous occasions to share his design progress. Additionally, early in his planning process he took the time to meet with members of our Zoning and Planning Committee to show us his preliminary plans, and gather opinions of his design approach and the design acceptability. We believe his design elements will lessen the visual mass of the building on 17th street, and the access design for the building's parking spots will not burden the alley behind the building.

In our meetings of the community, a condition of approval was developed and we request that it be included in the BZA order for application #17111. The condition is that the developer will work with the Reed-Cooke Neighborhood Association to develop a Construction Management and Construction Material staging plan, to mitigate the impact of materials delivery and construction work on adjacent properties. This plan is to provide a structure for the developer and any impacted residents/businesses to resolve conflicts that may arise during the course of construction.

BZA
Case No. 17111
Exhibit No. 28

P.O. Box 21700, Washington, DC 20009
e-mail: reedcookeneighborhood@yahoo.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 17111
EXHIBIT NO. 28

Even though it was not required, we found that Mr. Joe Kisha has taken into consideration the purpose of Reed-Cooke Overlay District, District of Columbia Municipal Regulation Title 11, Chapter 14 Section 1402.1, and the concerns of our community in planning this project. We believe this project will be a valuable asset to the Reed-Cooke neighborhood.

Sincerely Yours,



Peter Lyden
President
Reed Cooke Neighborhood Association