WASHINGTON MACARTHUR ASSOCIATES LP
3201 NEW MEXICO AVE., NW, SUITE 246
WASHINGTON, DC 20016
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July 12, 2004

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Chairman Geoffrey Griffis
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 South
Washington, DC 20001

RE: Application #17193
MacArthur Laverock LLC

Dear Chairman Griffis:

Washington MacArthur Associates LP (WMA) owns the building located at 4460 MacArthur Blvd., NW, Washington, DC, which is adjacent to the property that is being developed by MacArthur Laverock LLC. It is WMA's understanding that MacArthur Laverock LLC intends to construct three single-family houses on its property (Lots A, B, and C). Furthermore, WMA understands that the Canal View Homeowner's Association has requested that MacArthur Laverock LLC increase the front-yard setback for Lot C, thus requiring a reduced rear-yard setback from 20 feet to 12 feet for that lot. With the best interest of community in mind, WMA supports the request for the reduced rear-yard setback for Lot C provided that MacArthur Laverock LLC properly addresses the following issues.

WMA's property currently serves as an adolescent psychiatric hospital. As with other recent developments in the area, MacArthur Laverock LLC should install a thick buffer of mature evergreens to serve as a screen along the property line shared with WMA.

Additionally, the MacArthur Laverock LLC property slopes dramatically toward WMA's property. Effective storm water management controls and design should be implemented to prevent potential erosion and possible flooding of WMA's property. Such design and controls should be in place during construction with a permanent solution in place thereafter. The permanent solution should consider numerous contingencies such as a power failure that would disable any electric storm water control pumps.

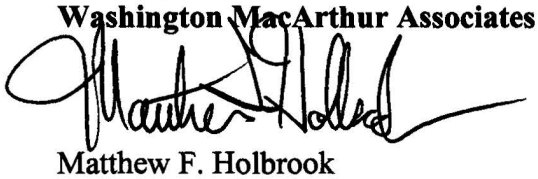
BZA
Case No. 17193
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17193
EXHIBIT NO. 27

Numerous tall poles and equipment associated with a "ropes course" are located on WMA's property. WMA understands that MacArthur Laverock LLC has expressed interest in removing the ropes course at its own expense. WMA is hopeful that MacArthur Laverock LLC can reach an amicable resolution to this matter with the adolescent psychiatric hospital.

Thank you for you attention to this matter.

Sincerely,
Washington MacArthur Associates LP



Matthew F. Holbrook

C.C. Ms. Robin Wertlieb
Ms. Alma Gates