November 30, 2004

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

VIA FACSIMILE TO: 202.727.6072

Re: 1515 15th Street, NW, BZA Application No. 17197,
Request for Minor Plan Modification

Dear Chairman Griffis and Members of the Board:

I am writing to you on behalf of the Q Street Association to indicate to the Board our residents' support for the minor plan modifications requested in the case of BZA Application No. 17197, the "Metropole" building, to be located at 1515 15th Street, NW (currently the location of a Duron Paint Store).

We understand that the modifications in question are: (1) a reduction in the number of residential units from 105 to 92; (2) an increase in the retail, service and office space from 24,000 sf to 33,355 sf; and (3) an increase in the number of parking spaces from 167 to 168.

We believe these modifications to be minor and of a nature that has no substantive impact on the variances granted in the original BZA order in regard to Application No. 17197. We further understand that these minor modifications do not give rise to any new requirement for a variance or special exception in the case of this project.

Our residents look forward to the exciting addition of the "Metropole" mixed-use project in our neighborhood with its substantial parking and recreation (health club/spa) amenities. We respectfully request that the Board approves the minor plan modifications requested to BZA Order No. 17197.

Sincerely,

Joan D. Ferraris

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Washington, DC 20009
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On behalf of: Q Street Association

BZA
Case No. 17197
Exhibit No. 41

cc: Ms. Jennifer Steingasser, DC Office of Planning (via fax to 202.442.7638)
Mr. Travis Parker, DC Office of Planning (via fax to 202.442.7638)
ANC2F Commissioners (via e-mail)
Mr. Paul Hoftyzer, Metropolis Development Company (via fax)

Board of Zoning Adjustment
District of Columbia
CASE NO. 17197
EXHIBIT NO. 41