ShawPittman LLP

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October 14, 2004

By Hand Delivery

Mr. Geoffrey H. Griffis
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W., Room 210
Washington, DC 20001

Re: BZA Case No. 17220 - Application of St. Paul's Vestry

Dear Chairperson Griffis and Members of the Board:

On page three of the Statement of the Applicant submitted on October 12, 2004, the Applicant stated that the area surrounding the subject property "is characterized by large apartment and condominium buildings, dormitories for the George Washington University, and row houses." ANC 2A has since expressed concern that the Applicant may have mischaracterized the predominant uses the neighborhood by emphasizing the large apartment and condominium buildings. The Applicant would like to clarify that, although the neighborhood does feature some large apartment and condominium buildings, the majority of the buildings in the neighborhood are row houses. In addition, at the request of the ANC, the Applicant would like to have that portion stricken from the Statement of the Applicant.

The subject property is located in the Foggy Bottom Overlay District, which, as set forth in § 1521.1 of the Zoning Regulations, is "characterized by low scale residential structures forming a cohesive neighborhood of modest dwellings." 11 DCMR § 1521.1. In addition, the purpose of the Foggy Bottom Overlay District is to "[r]equire a scale of development consistent with … [t]he characteristics of the low scale harmony of rhythmic townhouses of a purely residential neighborhood that formed the basis on which the area was designated a historic district." 11 DCMR § 1521.3(b). The proposed project is consistent with these goals because it will not adversely affect the small scale and open spaces which are important to the integrity of the historic district and the neighborhood.

Very truly yours,

Allison C. Prince

Allison C. Prince

cc: Maria Tyler, ANC 2A
Maxine Brown-Roberts, OP

BZA
Case No. 17220
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17220
EXHIBIT NO. 28