DC Office of Zoning
Board of Zoning Adjustment
Office of the Director
Ms. Jerrily R. Kress, FAIA - Director
441 4th Street NW – Suite 210-South
Washington, DC 20001

SoCo HEIGHTS Neighborhood Association

1336 Fairmont St, NW
Washington, DC 20009

February 5, 2005

BZA # 17302

Dear Ms. Kress,

I would like to express our association's support for the request in a height variance by NPCDC for 2750 14th Street, NW (Lot 73 and Square 2667).

As the neighborhood directly impacted by this development, we have been diligently working with Mr. Walter Johnston over the last 2 years to ensure that the "Heights of Columbia" project provides suitable affordable housing opportunities and attracts quality retail.

The original 65-foot design already approved by NCRC and BZA would be as tall as Fairmont II (1401 Fairmont Street) immediately south of this site. The additional 9.25 feet requested for a total of 74.25 feet would not have a detrimental impact on the neighboring buildings and would provide the necessary space adjustments to increase affordable housing opportunities and bring in quality retail proposals. Both of these points are of key concern to our community.

Thank you very much for staying engaged with our community to ensure successful AND community friendly development.

Warm Regards,

G.M. Ventura

Gustavo Ventura
President
South Columbia Heights Neighborhood Association *(SoCo Heights NA)*
– a member of CAI

cc:
Councilman Graham
ANC 1B Chair
ANC 1B07

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District of Columbia
CASE NO. 17302
EXHIBIT NO. 22