

**Middle East Institute**

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, N.W.,
Suite 200/210-S,
Washington, D.C. 20001

2009 APR 27 PM 5:18

Re: Application Number 17337

The Middle East Institutes has been recently notified that the Board of Zoning Adjustment is currently considering the Application of N Street Follies, Ltd., to allow a hotel in 1743-1755 N Street, N.W. This memo is to express *The Middle East Institutes'* views about this Special Exception application filed.

Location

The Middle East Institute (From hereto "MEI") is a 501(c) 3 non-profit organization located in 1761-1763 N Street, N.W., adjacent to the 1743-1755 N Street. MEI owns the lots and properties on the lots including two adjacent town houses built on the lot facing North, and a carriage house behind the two town houses. A beautiful Islamic garden is located between the two town houses and the carriage house, and four parking space are right next to the carriage house. The building on 1755 N Street is adjacent/attached to the townhouse on 1761 N Street building of MEI.

Nature of Business

MEI publishes quarterly one of the most prestigious journals on the Middle East, *The Middle East Journal*. MEI's Department of Languages and Regional Studies offers accredited courses to about 1,000 students per year in Arabic, Hebrew, Persian and Turkish and seminars highlighting the history, literature and culture of the Middle East. The Carriage house is occupied by the George Camp Keiser Library with the largest English-language collection on the Middle East outside of the Library of Congress. MEI hosts a number of scholars and experts to provide insightful commentaries on critical issues pertaining to the Middle East. In the summer, MEI host many garden events. MEI's facilities are consistently used for reception, seminar, conference, media release, or small town hall meetings year round.

Concerns

Due to the adjacent location to MEI and the nature of business of MEI, the construction or/and operation of the Hotel will immensely influence MEI's day-to-day operation. MEI is particularly concerned about following probable impacts.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337

EXHIBIT NO. 75

1761 N Street NW
Washington DC 20036-2882
TEL 202-785-1141
FAX 202-331-8861
www.mideasti.org

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 75

Construction Nuisance to Library, Garden Events, Language Classes, and Media Conference

With the significant noise from the construction, MEI will not be able to coordinate as many program activities as it would have. MEI will have to rearrange the time and location of the language classes, media conferences, or garden events. MEI's Library will also not be able to provide a quiet research environment for scholars and students. As a small non-profit, MEI does not have enough financial resource to correct all these issues which are most likely created by the construction.

Increased Traffic and Scarce Public Parking Space for Students, Teachers, and Scholars

MEI is further concerned about the diminished access to the public parking space in the neighborhood. As MEI is currently located in the area with historically restricted zoning regulation, it has enjoyed the relatively less congested neighborhood, and more generous public parking spaces compared to other areas in the District of Columbia. The new hotel will naturally entice more visitors, tourists, small contractors, and vendors. The currently limited public parking will be further diminished for MEI's students, scholars, teachers, and staff.

Inconvenience to the Use of MEI's Parking Space

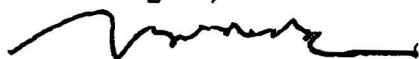
MEI further concerns whether its own access to its parking space may be limited. MEI is currently using a back alley from the 17th Street to enter its parking space passing the back of the 1743-1755 N Street. Since the back alley is one car lane, the current clients of MEI's parking spaces are familiar with the "wait for passing other cars." The waiting time is currently acceptable to MEI's customers. However, the back alley may become more congested with the new hotel. There will be significant traffic caused by the construction, and consistently heavy traffic for the operation of the hotel. MEI is concerned that it may lose its paying customers of its four parking spaces.

Possible Limitation to Use the Garden for Events Due to Newly Erected Building

MEI has traditionally used its Islamic Garden over the summer to host a series of outdoor events. The Garden has an 17th century antique fountain from Syria, and is spacious enough to host a small concert, or outdoor event. The Garden is well-known to MEI's affiliates, and has been a part of authenticity that MEI is proud of. However, with the newly erected building right next to the Garden, MEI is concerned that it may lose sun-light from the East side. As the new Hotel is to be built on the East side of the Garden, MEI's garden will suffer the loss of light. The level of light may not be enough to support the garden. Even if it is enough to support the garden, the diminished level of light will certainly make the outdoor event less attractive than before.

For all the possible issues above and others, MEI is genuinely concerned about the application. MEI would like to ask the Board of Zoning Adjustment to take all these issues into consideration. Thank you very much for your time and consideration.

Best Regards,



BJ Kang
Controller

April 27, 2009

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Washington DC 20036
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www.mideastl.org



Fax

The Middle East Institute

2009 APR 27 PM 5:18

To:

Richard S. Nero, JR

Rcpt Fax: 202-727-6072

From:

BJ Kang

Callback:

202-785-1141 x 161

Date:

April 27, 2009

Pages / Code: 3

Subject:

Application of N Street Follies, Ltd.

Please find attached MEI's Position upon the application of N Street Follies Ltd.

If you have any further questions, please do not hesitate to call us at 202-785-1141 ext. 161

Thank you and warmest wishes,
BJ Kang
Controller of the Middle East Institute

BJ Kang
Controller of the Middle East Institute
202-785-1141 x 161

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



FEB 12 2009

APPLICATION NUMBER 17337
TO WHOM IT MAY CONCERN:

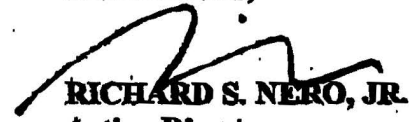
Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220 South, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, April 28, 2009, on the following application:

Application of [REDACTED] pursuant to 11 DCMR § 3104.1, and 3103.2, for special exceptions to allow a hotel under section 512, for a partial waiver of the rear yard requirements under subsection 534.6, and to allow multiple roof structures and roof structures not meeting the normal setback requirements of subsection 530.4, under section 411, and for variances from the height requirements under section 530, the floor area ratio requirements under section 531, and the court requirements under section 536, to allow the construction of an addition to existing buildings to be used as a hotel in the DC/SP-1 District at premises [REDACTED] (Square 158, Lots 69, 835 and 836).

However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR § 3106.2. This application is located within the boundaries of Advisory Neighborhood Commission 2B. This application will be heard between 1:00 p.m. and 6:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001. Please refer to the application number when you write or call about this case.

SINCERELY,



RICHARD S. NERO, JR.
Acting Director
Office of Zoning

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