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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

17337

EXHIBIT NO.

87

September 29, 2009

Marc Loud, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, NW, Suite 210 South
Washington, DC 20001

RE: BZA Case No. 17337 N Street Follies LP (1743-55 N Street, NW)

2009 OCT -2 AM 9:59

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D.C. OFFICE OF ZONING

Dear BZA Chairman Marc Loud,

My name is Irene Mayer. I am the interior designer and project manager for the Tabard Inn. I have worked at the Tabard since 1981. I am fully vested in the Tabard Inn ESOP, which has approximately 60 participants. The ESOP is my retirement nest egg and therefore, I have quite a bit at stake—as do my co-workers, in the proposed project.

I am very concerned about the high-wall-with-no-setback that N Street Follies has planned to build alongside the Tabard Inn western-perimeter which would shadow our garden and courtyard. I believe this would create a serious hardship on the Tabard Inn for several reasons:

Eighteen out of forty of our hotel rooms ---rooms 44, 43, 42, 41, 38, 37, 36, 34, 35, 30, 26, 24, 51, 55, 59, 60, 61, and 62 would lose significant amounts of afternoon sunlight. These rooms are historic and income-producing and date back to the 1920's. The existing lighting fixtures, which include beautiful and rare wall sconces would not be sufficient to deal with the loss of sunlight due to the construction of this wall. Our rooms would be too dark. We currently use low-watt light fixtures to create a turn-of-the century ambience and atmosphere which has been an incredible selling point for the rooms over the years. In fact, our rooms are known and valued worldwide for being unique and wonderful and in large part this has to do with both natural and supplied lighting. If this high wall with no setback is built, we would have to undertake an expensive lighting replacement project which I believe—in the end-- would have a negative impact on the overall atmosphere of the rooms, not to mention our wallet. This would hurt our business.

Furthermore, hotel guests whose rooms look down on the garden --which is regularly requested at the time of reservation --often fantasize that they will be able at some point in their stay to break away from their busy schedules to enjoy this part of Washington that

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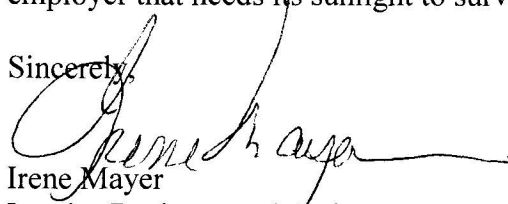
they did not anticipate before arriving. Garden areas and sunlit rooms are essential to our small scale hotel.

Even if diners choose to sit indoors at the Tabard, the back garden is enjoyed through an expansive row of custom windows in both dining rooms and several skylights in the bar area. The proposed wall-with-no-setback would darken our dining rooms and lessen the experience of our customers and guests. The atmosphere that makes the Tabard Inn so special and which draws customers back again and again on a regular basis would be diminished.

Lastly, the Tabard Inn has planted extensive roof gardens that will lose important afternoon sunlight. We have also signed a contract and paid a portion of the total cost of a new solar-hot water system on the roof of 1739 N Street which was intended to cover all of our hot-water needs in the future. Both projects have been endorsed by the District of Columbia Energy Office. Afternoon sunlight was deemed to be essential for the proper functioning of these green initiatives. This wall with no setback takes that sunlight away and diminishes these efforts.

When N Street Follies purchased the historic buildings in 1988, it was clear then as it is now, that an oversized project that demolishes substantial portions of the buildings next door to us, was not in keeping with the low-scale historic nature of the street. It has been a painful experience to watch the decades-long neglect by somebody who is intent on major demolition and altering the course of development on N Street forever at the expense of others. The Tabard Inn is a complex, mature, forward-thinking, profit-sharing employer that needs its sunlight to survive and thrive. Please do not let us lose it.

Sincerely,



Irene Mayer
Interior Designer and Project Manager
Tabard Inn