GUNNAR D. HALLEY
1520 32ND STREET, N.W.
WASHINGTON, DC 20007

RECEIVED
D.C. OFFICE OF ZONING
2005 NOV -8 AM 10:57

3 November 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 Fourth St., NW, Suite 2105
Washington, DC 20001

Re: BZA Application 17387

Dear Chairman Griffis and Members of the Board:

I write this on behalf of myself and the undersigned neighbors who have been actively involved with the proposed development on the 1500 block of 32nd Street.

We support the above-referenced application before you and strongly urge you to approve it. It represents the culmination of extensive consultation and numerous meetings between the neighbors, the developers, the ANC 2E and Councilman Jack Evans. These consultations and meetings resulted in a ***delicately-balanced*** compromise that is set forth in an Agreement signed by all parties to the underlying litigation, the ANC 2E and Councilman Evans. I believe it is fair to say that the Agreement, as with any reasonable compromise, is not a landslide victory to any single party, but represents a satisfactory resolution to the issues surrounding this development.

The application before you today involves a key component of that compromise. The setback of the houses was of tremendous importance to the neighbors. As originally configured, the neighbors believed the houses were designed to be too close to this very narrow street, particularly given their size. In order to accommodate our concerns, the developer has agreed to make the back yards slightly smaller, thereby allowing the houses to be pushed back a little farther from the street. In order to do so, the developer agreed to seek a variance from the Board of Zoning Adjustment to make the rear setback slightly less than zoning regulations typically permit.

In addition to the neighbors, the ANC 2E also supports this variance. The rear lot lines of the houses in question abut the rear yard of Herbert and Patrice Miller who, I understand, do not oppose the variance request. Moreover, the Millers' rear yard is a quite expansive piece of open property, so moving the houses back slightly would not place two structures too close together nor would it create a closed-in feeling.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17387
EXHIBIT NO. 38

Board of Zoning Adjustment
District of Columbia
CASE NO. 17387
EXHIBIT NO. 38

We respectfully request the BZA's approval of the variance requested by the above-referenced application.

Respectfully submitted,

Gunnar Halley

Mary Coyne and William Kolasky

Yvette and Theodore Boone

Cynthia Ely

Joseph and Jini Brittain

Stanley Cloud and Christina Lynne Olson

Richard and Roberta Theis