



JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004



1350 Pennsylvania Avenue, N.W.,
 Suite 105
 Washington, D.C. 20004

202-724-8181
 202-724-8109 fax

jgraham@dccouncil.us
 jim@grahamwone.com
 www.grahamwone.com

Chairperson
 Committee on
 Consumer and Regulatory Affairs

Voting Member
 Board of Directors, Washington
 Metropolitan Area Transit Authority

January 17, 2006

Ms. Jerrily R. Kress, FAIA
 Executive Director
 D.C. Office of Zoning
 441 - 4th Street, N. W., Room 220 South
 Washington, D.C. 20001

Re: Application No. 17431

Dear Ms. Kress:

The purpose of this letter is to express my enthusiastic support for the Application of Kings Creek LLC for approval of the project proposed by Mr. Dominique Kostelac on Champlain Street, N.W. in Ward 1. I have met with Mr. Kostelac, and I have had an opportunity to review the Application that was submitted to your office. I am satisfied that this project meets the technical requirements of the Zoning Regulations for both variance and special exception relief without any negative impacts.

Moreover, and perhaps more importantly for the community at large, this project will provide much-needed housing opportunities in the Reed-Cooke area at an appropriate height, density and location. The existing building on the site is an important building to the community, and we would much prefer to have it remain on the site than to be removed. In fact, retention of the building provides a wonderful opportunity to incorporate this unique building into the development in a way that will add interest to both the project and to the community. The building has had a long history of industrial use, and I am convinced that the conversion of the building to residential use, while consistent with the Zoning Map, the Comprehensive Plan and other city policies, presents a host of challenges to Mr. Kostelac.

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Mr. Kostelac has worked diligently with the community in his efforts to develop this project. He is well-known in the area, and has made a number of positive contributions to our city. I am convinced that the quality of his project will enhance the area.

I have personally spoken with a number of my constituents, and have received correspondence from many others, in support of this project. In closing, I request that the Board of Zoning Adjustment approve this Application. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "J. J. J. J." with a stylized, cursive flourish at the end.

JG/eb