

September 9, 2010

Ms. Meredith Moldenhausner, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Washington, D.C. 20001

Re: ANC 7C's Letter of Support for Dix Street Corridor Revitalization Partners, LLC's BZA Application No. 18037-A requesting a modification to the approval for variance and special exception relief at 400-414 Eastern Avenue, NE (Lots 17, 18, and 19 in Square 5260), Lot 806 in Square 5260 (comprised of Lots 21, 22, 23, and 24, and a portion of Lot 25) and 405- 407 Dix Street, NE (Lots 2, 28, and 800 in Square 5260) (collectively, the "Property")

Dear Chairwoman Moldenhausner and Members of the Board:

On behalf of Advisory Neighborhood Commission ("ANC") 7C, I am submitting this letter to express our support for the above-referenced modification request for to BZA Order No. 18037 for the Property. ANC 7C understands that Dix Street Revitalization Partners, LLC (the "**Applicant**") is applying for a modification to its approval under BZA Order No. 18037 to increase the number of units included in the project from 60 to 63 residential units. We also believe that this request is only minor modification.

On Thursday, September 9, 2010, at its duly-noticed and regularly scheduled monthly meeting, ANC 7C voted to pass a resolution supporting the approval of BZA Application No. 18037-A. There was a unanimous vote to support this modification application. A proper quorum was present (i.e. four or more elected ANC 7C Commissioners were in attendance).

The project will contain 63 residential units that will be constructed as town homes in eleven separate buildings on the Property. All units will be affordable housing. The project will provide approximately 57 parking spaces, including 32 garage parking spaces and 25 surface parking spaces. The project will have a maximum height of 40 feet, less than the 40 feet and 50 feet permitted under the Zoning Regulations in R-5-A and C-2-A Zone Districts. The project will contain approximately 115,064 square feet of residential space, up from the 109,684 square feet initially approved. As a result, it will require slightly different relief, including a small amount of additional Sections 353 and 2516 and parking relief.

The applicant has been in touch with the ANC and has been proactive in communicating its proposed plans to the community. Based on a detailed presentation from the Applicant, we understand the modification application (along with an alley closure) would allow for the construction of an affordable townhouse community on land that is currently comprised of largely abandoned or underutilized buildings and vacant land.

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The ANC wishes to see the proposed project go forward. It represents a sizeable investment in the community and a well-planned project for a difficult site. The project is a sensible approach to restoring an abandoned property while modifying a vacant and underutilized set of lots. In addition, the project will act as a buffer between the residential areas to the west of the Property and Eastern Avenue.

We also reiterate our letter dated February 18, 2010 that was submitted into the record for the initial consideration of the Case No. 18037. In that letter, ANC 7C strongly supported the approval of the initial application.

Therefore, ANC 7C wishes to support this application for a modification. Thank you for giving the views of ANC 7C great weight in your deliberations on this case. If you have any questions, please contact me at the information provided below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Khaliq Elhillali', written over a horizontal line.

Khaliq Elhillali
ANC 7C Chairperson
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