

10 May 2016

DC Board Of Zoning Adjustment

RE: Case 18511B, Alleyoop LLC

I own and reside in a row-house at 3025 11th Street NW. The rear of our house faces the former Automotive Repair garage at 1018 Irving Street NW. I have followed the project presented to the BZA from its original case in 2013 and through the current design before the board. This letter is to communicate my support for the proposed development of the alley property at 1018 Irving Street NW.

I regularly use the alley to directly access a single parking space at the rear of my property. I am pleased to see that the project proposes significant upgrades, which I think will further improve alley access and navigability/safety for both drivers and pedestrians. I am also pleased to see that the plans provide for sufficient off-street parking allocated specifically on the property. We only have 1 parking space at the rear of our house and have 2 cars in our household. Street parking around our block is very difficult to find in the evenings, and I am pleased to see that each of the proposed units have multiple parking spaces for their owners/tenants. This also lessens my initial concern of parking on the alley when people or owners are accessing these alley properties.

Regarding use, I have been told that this particular change is to convert the 2 lots approved as artist studio to residential. I see the proposed office & residential use to be much more preferable to a strictly automotive repair. I would prefer to have a residential use in the alley so that residents would be in the building day/night as this is a residential block. I like the idea of benefiting from invested resident eyes on the alley at all hours.

In closing, while there are logistical details of the proposal that I look forward to

learning more about, I do support this BZA application. I believe the usage is appropriate, sustainable, and a vast improvement to the current alley property usage.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Gross". The signature is written in a cursive, flowing style.

Jay Gross, 3025 11th Street NW