

To: Marnique Heath, BZA Chairperson and other members of the BZA

CC: Commissioner Hayworth, SMD 4C07

Re: BZA Application No. 19230 for 4424 Georgia Avenue NW

To Whom It May Concern:

I am a nearby property owner to 4424 Georgia Avenue NW. I have spoken with the contract purchaser of the property, and I understand that they have applied to the BZA for necessary relief to construct a mixed-use development of approximately 1,000 s.f. of retail and 7 multi-family units. As proposed the retail will face Georgia Avenue and has been designed to enhance the existing commercial units on that block. The residential units will face Allison Street, and are set back from the sidewalk by 15 feet. The area in front of the proposed units along Allison Street will be preserved as green space.

I am also aware that because of the property's corner location, lack of alley access and small size, the applicant will need area variances from the Zoning Regulation's parking and rear-yard requirements in order to construct this project. I further understand that the proposed height, density and uses are permitted as a matter of right in the property's zone.

Due to the fact that the need for variance relief is directly related to the existing lot conditions and the fact the applicant wants to construct a high quality building that will support and enhance Georgia Avenue retail, I am writing to offer my full support of this application. I hope that the Board of Zoning Adjustment and the full ANC 4C, will support this project as well.

Sincerely,



Name: Shane Crowley

Address: Principal TSG Development
owner of 4519 Georgia
Ave NW 2001