

Attn: Frederick L. Hill, Chairperson
Board of Zoning Adjustment
DC Office of Zoning
441 4th Street NW Suite 200S
Washington, DC 20001

Re: BZA Case for Fulcrum Properties Group LLC - Letter in Support of BZA Application #19737

Dear Chairman Hill and Members of the Board,

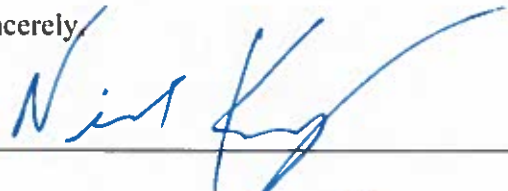
I live or own property near the subject property. I have spoken with a Ty Voyles, and I understand that Fulcrum is seeking zoning relief to operate an office in the building at 500 13th St. SE.

I am aware that the proposed project is seeking relief from the regulations regarding the use requirements. I am familiar with the property and have had my questions answered by the Applicant. As such, I am writing to offer my full support of this application. The proposed use would serve as a great location for an office and put a long-standing vacant space to good use.

I believe the zoning relief being requested will not cause any concerns because the use would fit in with the neighborhood and it doesn't present any issues in its design or bulk because no construction is proposed. Therefore, I do not believe the approval of this project will have any adverse impact on my property or the neighborhood.

Instead, the project will build on the momentum of reinvestment in this portion of Capitol Hill and I look forward to Fulcrum moving in. Therefore, I strongly recommend the Board approve the zoning relief and allow the process to proceed. Thank you very much for your time and consideration.

Sincerely,



Name:

Neil Koracz

Address:

1343 G Street SE