

TO: DC Board of Zoning and Adjustment (BZA)

FROM: Residents of 1725 T St. Co-operative

RE: Case no. 19722 (Application of 1729 T St NW TF LLC)

DATE: 7/24/18

Dear BZA Members,

As immediate next-door neighbors to 1729 T Street, we have a stake in the construction of an apartment building on that site. Our apartment building will share a wall with the proposed new apartment building. You will be reviewing the case on July 25, 2018.

We have met with Travis Fleisher of R Street Development on multiple occasions to discuss the 1729 T St. NW construction project. We also met with the builder, Ezra Hercenberg, of Harvard Builders and Will Teass, the architect from Teass-Warren.

Mr. Fleisher and the residents of our building have committed to write a construction agreement that will be signed by both parties before demolition of the current property on that lot begins. The construction agreement will include (but is not limited to) mutually agreeable ways of handling:

- Dust mitigation from construction
- Water runoff from construction
- The structural integrity of our building
- Rodent control
- Noise mitigation between buildings (using sound muffling materials above and beyond code)
- Construction noise
- Chimney extension
- Water use/payment if Mr. Fleisher needs to draw water from our building
- Sufficient time to consult with our own engineer
- Use of façade materials and colors Mr. Fleisher presented to us, or ones that are very similar.

We also want to say that we are very much in favor of the light well/breezeway that Mr. Fleisher has in his current plans. Our building has one on each side, and they provide a lot of light to a building that is otherwise on the dark side. If 1729 constructs a lightwell, then we will lose less light.

And, of course, the residents of 1729 will benefit from the light as well!

Yours,

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Submitted on 7/25/2018 by:

Janis Jibrin

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