



VIA ELECTRONIC DELIVERY

Mr. Fred Hill, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

**Re: BZA Case Number 19864: 526-528 8th Street, SE
Letter of Support for Relief from Parking and Loading Requirements**

Dear Chairman Hill and Members of the Board:

As a resident or business owner located within ANC 6B and the area surrounding the site of the project at issue in this case, I am writing to support the developer's application for special exception relief from the parking requirements to provide two (2) parking spaces where four (4) spaces are required by the Zoning Regulations, and for variance relief from the requirement to provide loading facilities.

I believe that, given the availability of mass transit options in the area – specifically, the nearby Eastern Market Metro station and Metrobus and D.C. Circulator routes along on 8th Street SE – the proposed two (2) parking spaces will be more than sufficient to serve the needs of the proposed development. In addition, due to the unique constraints of the site and the challenges associated with locating loading facilities on-site, I believe the application satisfies the standards for a variance from the loading requirements and, further, on-street loading is much preferred for this location.

Redevelopment of the existing surface parking lot with the proposed commercial building, which is in character with the surrounding area, is an appropriate and welcome improvement to the site that will benefit this block of 8th Street SE and the neighborhood as a whole. Granting the application will not result in any undue negative impacts on the area, and the Applicant's proposed transportation demand management plan is sufficient to address any effects associated with the parking and loading relief being requested.

Accordingly, I support the application for special exception and variance relief and urge you to approve the application to allow for the project to proceed as proposed.

Thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "M. Warner", written over a white background.

Michael Warner
Co-Owner & COO