

**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 8<sup>th</sup> Street, SE  
Letter of Support for Relief from Parking and Loading Requirements**

Dear Chairman Hill and Members of the Board:

As the Executive Director of the local Barracks Row Main Street (BRMS) program, I am writing today in reference to the planned development of 526-528 8<sup>th</sup> Street, SE. For the past twenty years, BRMS has worked to strengthen and enhance Barracks Row, which is the commercial corridor along 8<sup>th</sup> Street, SE, from Pennsylvania Avenue, SE on the north down to M Street, SE on the south. This includes the site of the project at issue in this case. On behalf of Barracks Row Main Street, I am writing to express our support for 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. As a Main Street, we have a strong interest in the successful development of this site, which is one of the few remaining developable vacant parcels on the 8<sup>th</sup> Street, SE commercial corridor.

Given the particular nature of the site in question and the transit-rich neighborhood in which it is located (three Metro lines at the Eastern Market Metro station, several Metro bus routes, and the Circulator), we are confident that two off-street parking spaces are sufficient for the needs of this particular property. Similarly, given the primarily residential orientation and restrictive size of the small alleyway behind the building, we feel that loading needs for this property will be better suited from 8<sup>th</sup> Street in the front of the property. Moreover, there is a substantial amount of publicly available metered parking nearby beneath I-695. This particular project will also lead to removal of a curb cut on 8<sup>th</sup> Street, SE, which will allow for this curbside space to be repurposed for public use, either as short term metered parking or as an additional needed loading zone.

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 8<sup>th</sup> Street SE and the neighborhood as a whole.

Accordingly, we 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.

With thanks,



Martin A. Smith  
Executive Director  
Barracks Row Main Street

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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19864  
EXHIBIT NO. 42