

Dear Board of Zoning Adjustment,

The 2703 11th HOA indicates our support for Elee Wakim's project to develop 2705 11th St. NW (Application No. 20116) in line with the description that Mr. Wakim provided in his letter to HOA members dated July 16, 2019 and with the following additional understanding that Mr. Wakim will seek to:

- Preserve the façade of the 2705 11th St NW, in order to maintain the aesthetic of the neighborhood;
- Maintain the existing height of the building – not including a roof deck. The 2703 11th St. HOA would prefer that a pop-up not be added to the property. A roof deck is not considered height altering;
- Water proofing/water management: In proceeding with a basement or lower unit with a dropped floor, take adequate steps to account for hydrostatic pressure and water management in the unit.
 - The 2703 11th St. HOA expects that a full perimeter water management system will be undertaken, as opposed to installation solely in the front and back of the building.
 - B-Dry Basement Waterproofing or Summit Environmental Solutions are reputable companies with experience in basement waterproofing and management in the greater DMV area.
 - Additionally, the HOA expects that a sump pump and back up pump be installed in an optimal location in the unit to prevent water intrusion and the growth of mold throughout the building and adjacent walls.
- Maintain courteous contractors, who are aware of dust, noise, debris pollution, and other inconveniences. While the HOA is aware that there will be disruptions and noise, we ask that work take place during normal working hours.
- Respond in a timely manner to any reports or concerns about structural or other impacts on 2703 11th St NW, due to his construction and renovation of 2705 11th St NW.

We are pleased to express our support for this project, and to see the neighborhood developed in a conscientious and positive manner. We look forward to having Mr. Wakim as our neighbor. If you have any questions, please don't hesitate to contact me at 209.831.0891 or at 2703.11th@gmail.com.

Sincerely,

Charles Carrigan, on behalf of 2703 11th St. HOA

Nicholas Acosta
Arathi Rao
Alisa Carrigan
Charles Carrigan, HOA Secretary