

BSREP II Dupont Circle LLC
c/o Brookfield Property Group
250 Vesey Street, 15th Floor
New York, NY 10281

VIA ELECTRONIC DELIVERY

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

**Re: Board of Zoning Adjustment (“BZA”) Application No. 20291 for 2100 M Street, NW -
Letter of Support for Requested Zoning Relief**

Dear Chairperson Hill and Members of the Board:

On behalf of BSREP II Dupont Circle LLC (“Brookfield”), we hereby submit this letter in support for the BZA application referenced above, submitted by 2100 M Street Property Owner LLC, an affiliate of Network Realty Partners (“Network”), for zoning relief for the property located at 2100 M Street, NW.

Brookfield owns the adjacent property, Yours Truly, to the immediate west located at 1143 New Hampshire Avenue, NW. We are encouraged and excited to see that Network is moving forward with renovations to the 2100 M building, including a proposed addition/expansion of the existing building.

As the adjacent property owner, we are supportive of the requested zoning relief, specifically, relief from: the 45-degree setback from 90 feet of height at our shared property line (due to our MU-10 zoning) on the west side of 2100 M Street; penthouse setback and screening requirements; and minimum court dimension and area requirements, in each case based on the plans and drawings presented to us as of today (the “Current Plans”). We have met with Network to discuss the project and review the plans, and we believe that the proposed design will contribute to the quality and character of the immediate area and will represent a significant improvement over the existing conditions on the site. It is worth noting that, as the owner of the MU-10 zoned property on the west side of 2100 M Street, our property would be most directly affected by the requested relief from the 45-degree setback. We have no objections to this requested relief at this time and believe that the addition and project design are appropriate for the site and for the neighborhood. However, we must reserve our rights to object to the requested relief should Network materially change their plans and drawings from the Current Plans or if Network fails to continue to negotiate in good faith a crane overswing and construction easement agreement with Brookfield (the “Easement Agreement”).

For all of these reasons, Brookfield supports the application for variance and special exception relief based on the Current Plans and Network’s good faith negotiations on the Easement Agreement and we look forward to the revitalization the project will bring to this important corner. We urge the Board to approve this application.

Thank you for your consideration.

Respectfully submitted,

Lisa Strauss

Lisa Strauss
Vice President

Board of Zoning Adjustment
District of Columbia
CASE NO.20291
EXHIBIT NO.44