

Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: Letter of Support for Alley Lot Development

Dear Members of the Board,

I am a neighbor of the alley lot known as Lot 829 in Square 775. I have spoken with the owner of the property about their proposal to turn the unimproved alley lot into a 22-unit apartment building. As part of this conversation, I also reviewed the architectural plans for the project that will be filed with the Board of Zoning Adjustment. I understand that the owner will need special exception relief to convert the property into a "record lot" as well as to exceed the permitted height in the MU-5A zone.

I am writing to offer my full support for this application. I am familiar with the property, and the owner has answered my questions. The alley network around the property is appropriate for a new residential development. I also find the project to be a positive addition to our neighborhood since it will turn an old parking lot into a productive use. Based on the design of the project, which includes setbacks from neighboring properties, the proposal will not cause any adverse impact to neighboring properties.

I recommend the Board approve the application and allow the building process to move forward. Thank you very much for your time and consideration.

Sincerely,



Name: WAKANA MORIOKE

Address: 307 K ST. NE, DC 20002
315 K ST. NE, DC 20002