October 14, 2004

Carol Mitten, Chairperson
D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: Zoning Commission Case No. 03-27
PUD Application of 4600 Brandywine
Associates - Letter of Support

Dear Chairperson Mitten and Members of the Zoning Commission:

I am the owner of the property located at 4117 Brandywine Street, NW, the closest residential property owner to the proposed PUD site. The purpose of this letter is to notify you of my complete and unqualified support for the proposed PUD Application that will be presented by 4600 Brandywine Associates at the October 14, 2004 Zoning Commission Public Hearing in the above-mentioned case. I previously requested party status in opposition to the proposed project. However, as a result of the modifications to the project that have been made, I now fully support the project.

I have worked with the representatives of 4600 Brandywine Associates regarding mitigating any adverse impacts that the proposed project will have on my property or on other properties in this neighborhood. I believe that my previous concerns regarding potential adverse impacts on my property due to shadows being cast by the proposed PUD project have been remedied. I also note that the proposed lay-by loading space adequately addresses my previous concerns regarding adverse impacts due to residents moving in and out of the building and deliveries to residents of the building. In addition, I applaud the applicant for agreeing to prohibit residents of the project from obtaining residential parking stickers. I also note that the applicant has agreed in a separate filing to the Zoning Commission to include the attached 14 terms and conditions into their attached proposed construction agreement. IBG agrees to include the terms and conditions of their proposed construction agreement and the 14 additional terms and conditions (attached) into the final zoning order for the project.

I believe that the modified project is now appropriate for the subject site and will benefit the surrounding property and Tenley town neighborhood. The proposed residential condominium building with ground floor retail space will be a significant improvement for the neighborhood compared to the pool hall, dry cleaners and office

ZONING COMMISSION
District of Columbia
Case 03-27
Exhibit 40
ZONING COMMISSION
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EXHIBIT NO.40

building currently on the site. The modified project is now of a height and size that is appropriate for the property and the surrounding area.

The proposed project, with the amenities package offered along with the contributions to the community, will greatly improve the quality of the Tenleytown neighborhood. I believe that it is a project of exceptional merit and I strongly support the application. Therefore, I request that the Zoning Commission approve the PUD application in Zoning Commission Case No. 03-27.

Sincerely,

Bruce F. Lowrey
4117 Brandywine Street, NW