

1535 First Street, SW
Washington, DC 20024
January 19, 2016

TO WHOM IT MAY CONCERN:

Re: 1542 First Street, SW

This letter expresses my support of the 1542 First Street, SW project. Our neighborhood is changing. Projects like this one will help to clean up the neighborhood and make it more attractive.

Mr. Merkeley has owned property next to our family for several years. We have enjoyed talking and working with him over the last few years. Our family has a long history on First Street. We moved into the neighborhood on First Street in the 1950's. I have raised 4 children on the street, my grandson lives next door, and my granddaughter lives up the street. Our family owns 4 houses (1533, 1535, 1539, 1541) located directly across from the site of Tyler's proposed new 4 story residential building on First Street, SW.

Tyler informed us last spring that he would be purchasing the property at 1542 First Street, SW, cleaning it up to prevent people from hanging out on the property who do not belong there. When he removed the old falling down house in December, it was a relief to have the troubled property gone from view.

In November, Tyler came to sit down with my family to tell us about his project and ask for our support. We reviewed the design last fall and talked about his problem of not being able to have a parking garage because of it's a very narrow site. We understand that he must appeal to you for approval since he doesn't have the right amount of parking. Tyler asked if we had any concerns or suggestions at the time and we did not. Our family appreciated that he took the time and effort to apeak with us about his project since we have been part of the neighborhood for many years. We like this design and support this project.

Tyler has been good to our community and become a friend of mine. He is very respectful to the people who have lived in this community for many years. My family and I have seen the changes in SW, good and bad. We respect and appreciate people like Tyler, who have the vision and desire to make First Street, SW, a safer, more attractive and pleasant place to live.

We support Tyler's plans for his property.


Mrs. Francenia McClain (1535 First St)


Ms. Sylvia A. Carroll (1533 First St)

Joseph J. DeMarco
88 Q Street SW
Washington, D.C. 20024

January 15, 2016

Roger Moffatt—ANC Chairman
1101 4th Street SW, W130
Washington, DC 20024

Ms. Sharon S. Schellin
Zoning Commission Secretary
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200S
Washington, D.C. 20001

RE: 1542 1st St. SW/Tyler Merkeley Development

Mr. Moffatt and Ms. Schellin:

I am writing you in support of the new residential building proposed by my neighbor and friend Tyler Merkeley. I have known Tyler for several years. He has always been a great neighbor, and in recent years even helped me with the renovation of my home on Q Street. I have also had the opportunity to work with him to address and improve the safety and security in our area.

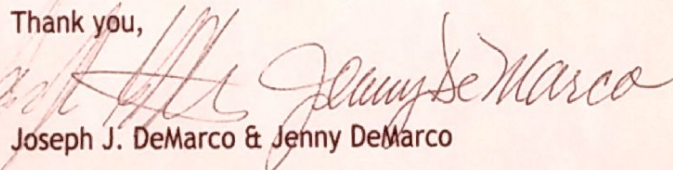
Tyler has made a significant improvement in the neighborhood and seems to be well liked by almost everyone he comes in contact with. After he purchased 1542 1st street SW, Tyler sat down with many of us on the street even before closing telling us how he was going to clean up the property and yard that had been vacant and an eyesore to the neighborhood. Tyler is down a few times a week, sometimes more to clean up the litter on the street sidewalk and check on his properties. Tyler has hired a landscaper to take care of this properties and his landscaper also takes care of the tree boxes in front of about 8 homes on 1st Street SW that otherwise would go uncut.

This new building will be a huge improvement over the burnt out shell that was being used for many illegal activities and a constant source of trouble in the neighborhood. It's great to see a local neighbor moving into development on our street. Tyler has discussed with us the challenges of parking onsite and that he will be requesting an exemption from you. Finding parking on our street has not been a problem and we support his request for a 3 car variance.

Please look favorably upon Ty's project, as the neighborhood is very supportive of the project.

If you have any questions you can reach me at Joseph J. DeMarco at jjdemarco27@gmail.com or 917-515-7632

Thank you,



Joseph J. DeMarco & Jenny DeMarco

January 31, 2016

The Honorable Anthony Hood
Chair, District of Columbia Zoning Commission
441 4th. St. NW #200
Washington, D.C. 20001

The Hon. Hood,

Please accept my written support for the new building proposed by Tyler Merkeley at 1542 1st St. SW. I own a rental property adjacent to Tyler's development site and have spoken with him several times about his project.

Tyler reached out to me through a common neighbor back in early April 2015 immediately after he purchased the property to talk about the project. One of my requests was to clean up the back yard of his new property, which had become a dumping site. To my surprise, Tyler responded, "already done!" Apparently, the same day as his closing, he had a dumpster onsite to clean up the property and get rid of an old mattress and other garbage that had been back there for years.

Since Tyler bought the property in April, I have been extremely appreciative of Tyler's efforts, keeping us informed of his plans, and taking our comments/concerns into consideration.

One of my concerns I discussed with Tyler at our first meeting in April 2015 was the depth of his building. When we met again in December 2015 to walk the site and discuss his project, Tyler specifically noted that he had decided not to seek a larger 80% lot coverage and go with a 75% lot coverage design to address my concern. Tyler noted that the 10% public space requirement at the front of the property does require him to push the building back an additional 12.5 feet, however, this is required by zoning code.

We also discussed the fence that will surround the backyard of his property. He has committed to work with us to find an attractive option. We have also discussed the issue of trash. We support the current plan to have a garbage room for indoor garbage storage, which will be placed in the front of the property for pickup. We would not support an option for rear storage where the garbage for all eight units would negatively effect our back deck, which backs up to the property. Tyler also supports this option.

Finally, we currently enjoy access to the alley through a shared walkway provided by all the houses on Q Street. Each of the owners has ended their fence short of the edge of their property and thus we all enjoy access. We very much would like access to the alley to continue. There is a current concrete pathway that provides us this access and would ask that the access be maintained. It is my understanding that walkway is currently on our property and the property of 77 Q Street, so I do not believe this should affect Tyler's project.

My wife Jenny and I think Tyler has made a significant effort to work with us on the design and address our concerns throughout the process.

Currently there is ample parking on 1st and Q street SW. His property is landlocked with no access behind the property. I don't see the additional parking on the street as a potential problem. So we also support is area variance as discussed in his application that we reviewed.

January 31, 2016

While change can be a little unsettling when you have someone building right behind your property, I for one am very supportive of Tyler's building plans and encourage you to approve of them as well.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S Harper', with a long horizontal flourish extending to the right.

Sam Harper
1427 CARROLLSBURG PL SW;
WASHINGTON DC20024-4101
(Property owner of 79 Q Street SW - 0656 0047)
smharper@gmail.com