

Exhibit C

Dear Concerned Residents:

In November 2009, the Office of the Zoning Administrator within the D.C. Department of Consumer and Regulatory Affairs ("DCRA") reviewed and approved an application for a subdivision for a parcel located at 29th and Garfield Street, N.W. Although the total lot size measured 9946 square feet – 54 feet less than the typical 10,000 square feet required to subdivide lots in this neighborhood, the subdivision was approved pursuant to 11 DCMR § 407.1 utilizing the minor flexibility discretion allowed the Zoning Administrator. Recently, in community meetings and via e-mail correspondence, we received a number of requests for DCRA to reconsider the subdivision citing a number of factors, including but not limited to: the lack of notice to the ANC and neighbors; the effect on the character and density of the neighborhood; and the Zoning Administrator's misinterpretation of the regulations and failure to follow legal precedent.

After considering the request and reviewing each of the reasons supporting the request, DCRA has determined that the Zoning Administrator's decision was appropriate and correct. This decision is based on agency precedents, regulations, and policies that govern the subdivision process. We understand that the ANC has appealed the Zoning Administrator's approval of the subdivision to the Board of Zoning Adjustment (BZA), which is the appropriate forum to challenge the Zoning Administrator's actions.

However, as a result of ongoing concerns with the proposed development, on Friday, June 4, 2010, DCRA directed the owner/developer that the previously approved raze and demolition permits for the parcel are suspended pending review, analysis and determination regarding the pending building permit application. The building permit application has been "held for correction" and the owner/developer cannot proceed until all issues of building, construction and zoning are resolved. Additionally, several other District agencies, including the Department of Transportation (DDOT), the Department of the Environment (DDOE) and the Water and Sewer Authority (WASA) will review this application. These agencies will examine, among other aspects, the proposed tree removal under the Urban Forestry Administration regulations; the placement of curb cuts, driveways, public sidewalks, and access stairways in public space adjacent to the site as part of DDOT's Public Space Management Administration review; the location of new water and sewer lateral connections to the public water and sewer mains under the purview of WASA; and stormwater management, sediment and erosion control under applicable DDOE regulations. Also, DCRA is meeting personally with the owner/developer and counsel to discuss the building permit application and revisions needed to comply with all District laws and regulations.

Please be assured that all issues associated with this matter-of-right development of single family homes will be given due consideration and examination before any permit approvals are granted. If you have any further questions or concerns, please contact me or Deputy Director Nick Majett via e-mail at Linda.Argo@dc.gov and Nicholas.Majett@dc.gov, respectively.

With best regards,

Linda Argo

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