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The Honorable Lloyd Jordan
Chairman, DC Board of Zoning Adjustment
Washington, DC (by hand)

Subject Case Numbers 18765 and 18784 pertaining to 3915 and 3919 Fulton Street, Washington, DC 20007

Dear Mr. Jordan:

We are writing as two affected residents who reside at 3840 Fulton Street NW, within a bloc of the proposed construction by Mr. Guy Prudhomme of two condominiums at the subject addresses. We have several concerns:

We do not trust Mr. Prudhomme to keep the commitments he has made to the BZA in a letter dated 23 June to the effect that:

- 1) He would sell the units only as condos
- 2) He would reduce the bedrooms in each condo from 3 to 2.
- 3) He would write a condo regime that would require 50% of the condo owners to agree to the rental of any condo in the building
- 4) He would replace any trees cut down with like trees 10 to 12 feet tall on a one-for-one basis.
- 5) He would provide proof of sufficiency of funds for the proposed construction to the ANC before construction begins.

Mr. Prudhomme reaffirmed these commitments in his appearance before the BZA on June 24.

We would feel more confident that Mr. Prudhomme would abide by his written and oral commitments to the BZA if they were included in the BZA's final decision.

Why do we have so little confidence in the word of Mr. Prudhomme?

Mr. Prudhomme has said repeatedly that if any of the plans for his proposed construction are not approved by the BZA, he will choose the "nuclear option" (his words, not ours) and withdraw his letter of commitment to the BZA. He would then go ahead and build two buildings of 7 or 8 condos each without any regard for the BZA or neighborhood input. How can one trust a negotiator whose final proposal is a "my way or the highway" threat?

The final straw is that Mr. Prudhomme failed to show Dr. George Brenkert, the neighborhood coordinator with Mr. Prudhomme, the final design for the proposed condos until the afternoon of 21 July! This offered the many concerned neighbors absolutely no time to comment on the final design since, as Mr. Prudhomme was well aware, comments were due in writing to your office on the following day.

Yours sincerely,



Peter F. Spalding
Carole Spalding
3840 Fulton Street NW