

Alice Tetelman
3919 Watson Place, NW
Washington, DC 20016

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OFFICE OF ZONING
2014 JUL 22 AM 11:00

July 21, 2014

Lloyd Jordan, Chairman
DC Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

Ref Application Numbers 18784 and 18765
3915 and 3919 Fulton Streets, NW
Washington, DC 20016

Dear Chairman Jordan:

I am an owner-resident of a house that is within 200 feet of the above referenced properties. I have previously stated my objection to the development of these properties as proposed by Mr. Guy Prudhomme.

I am writing today to withdraw my objection, but conditionally. I will do so **ONLY if the BZA embodies into its zoning decision the commitments which Mr. Prudhomme made in a letter to the neighbors** on June 23, 2014 and reiterated in his testimony to the BZA on June 24, 2014. Mr. Prudhomme's letter, a copy of which is attached, refers to an approval by the BZA "tomorrow" or June 24th. Because the Board delayed the project for one month to work with the neighbors on the design, I believe that these commitments still should be honored if the BZA gives approval on July 29th. These commitments are: a pledge to sell the units only as condos, a reduction in the number of bedrooms from 3 to 2; initial condo documents requiring 50% approval of the owners if a unit is to be rented, replacement of existing trees with like species at least 10-12 feet high, and that Mr. Prudhomme would provide proof of funds to the ANC before construction begins of sufficiency of funds for the project. Only by making these commitments an explicit part of your final decision can we, the neighbors, be assured that these commitments will be carried out.

Throughout this process, Mr. Prudhomme has said that if his project does not get BZA approval, he will exercise his "by right" option, and build a 9 unit condo project on each site. He referred to this as the "nuclear option" at the recent ANC meeting. I am well aware that the law would permit him to do so. I believe that this law is detrimental to the rights of the citizens of the District of Columbia who wish to preserve the character of their neighborhoods and try to insure that new buildings are compatible with their surroundings. I urge your Board to do whatever you can to have this law re-examined and re-written.

In closing, I want to thank you and the members of the Board for the fair and open way you conducted the meeting on June 24th.

Sincerely,


Alice Tetelman

Attachment: As stated

Board of Zoning Adjustment
District of Columbia
CASE NO.18784
EXHIBIT NO.49

To George Brenkert
Delivered by email

June 23rd 2014

Dear George,

Following the ANC 3B meeting tonight, I would like to confirm that should the projects I have presented to the ANC committee at 3915 and 3919 Fulton St NW be approved by BZA tomorrow I commit to the following

- 1- That the buildings to be built at the above addresses will be divided into condominiums and will not be kept as apartment buildings designed for rental.
- 2- That the initial Condominium Association Agreement will be written with a rule that requires the approval of 50% of the owners before a unit can be rented
- 3- That each unit will only contain 2 bedrooms
- 4- That trees to be replaced on the sites will be at least 10 – 12 ft high
- 5- That I will provide proof of funds to the ANC before construction begins after permits have been obtained

The above commitments will only apply if the BZA approves our project and not if our application for a special exception is denied.

I hope that the above will allay your concerns and those you represent, and that it will encourage you to support our application so that I do not have to resort to the option of doing a by right condo development of 8 units on each site

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy Prudhomme', with a stylized flourish at the end.

Guy Prudhomme
Trustee