

Bloomfield, Jessica R (WAS - X75272)

Subject: RE: DETC Application for BZA

From: Lawrence Hirsh [lawrence.hirsh@aes.com]
Sent: Saturday, January 17, 2015 8:34 AM
To: Leah Matthews
Cc: Jessica.Bloomfield@hklaw.com; chris.collins@hklaw.com
Subject: Re: DETC Application for BZA

Leah,

My apology for the delayed reply. As President of the Imperial House Board of Directors I confirm the Board's support of DEAC's pursuit of a special exception as described below.

Please let me know if additional support is required.

Best regards.

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On Jan 16, 2015, at 6:39 PM, Leah Matthews <Leah.Matthews@deac.org> wrote:

Dear Mr. Hirsh,

Since November 6, 2014, I have made several attempts to communicate with the Imperial House Condominium board via the General Manager regarding an occupancy permit issue the Distance Education and Training Council is working to resolve for Unit 2A. I am not certain whether my communications have been forwarded or received by members of the board. I request the courtesy of a written response to the matter described below.

Beginning with an email dated November 6, 2014, I wrote that the Distance Education and Training Council (DETC) would like to inform the Imperial House Condominium Board that it has applied to the Board of Zoning Adjustment ("BZA") for a special exception to allow office use in Unit 2A. DETC is a private, non-profit organization that promotes educational quality and ethical business practices for distance education institutions.

DETC has occupied Unit 2A since 1962, and purchased the unit in 1980 when the building was converted to condominiums. Although we have used Unit 2A as an office for this entire time, we recently learned that our 1980 certificate of occupancy incorrectly designates the unit for "Private Club" use, where in reality we should be operating under "Office" use. In order to fix this error, we are required to get zoning relief because the

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District of Columbia
CASE NO.18903
EXHIBIT NO.39

underlying zone district (DC/SP-1) permits office use only with special exception approval from the BZA.

The use and physical space of Unit 2A will not change as a result of this process. The purpose of this application is simply to fix the paperwork. The BZA hearing is scheduled for January 27, 2015. On November 6, 2014 I asked the General Manager to inform the board that our attorneys needed to post public hearing signs on the two street frontages of the building approximately 15 days prior to the hearing. We have met with the Advisory Neighborhood Committee (ANC) on January 7, 2015 and January 14, 2015 and received approval for our application.

The law office of Holland and Knight is representing us in this matter. The lead attorney, Christopher Collins, asked if the Imperial House Condo board would write a brief letter or email of support of DETC obtaining the special exception from the BZA for office use in Unit 2A. I have been following up with the General Manager regarding this request for the past two months.

I appreciate the Board's consideration of our request and a written response that we can provide at the BZA hearing scheduled for January 27, 2015.

Thank you.

Leah Matthews, PhD
Executive Director and CEO
Distance Education and Training Council