January 2, 2004

Office of Zoning
441 4th Street, NW
Washington DC 20001

RE: Case No. 03-26 (P.N. Hoffman, Inc. - Consolidated PUD @ 14th & V Streets, NW)

Dear Director;

The following homeowners of the 1300 block of V Street, NW - namely, Brian Liu of 1339 V Street, NW; Joe Keyerleber of 1331 V Street, NW; Grey Gardner of 1343 V Street, NW; Ken McDonnell of 1341 V Street, NW; and myself of 1329 V Street, NW - request that this written statement be included in the record of the above case. In addition, we request permission to attend and provide oral statements during the public hearing on January 15th, 2004.

Our properties, as well as the properties of the other homeowners on the 1300 block of V Street, NW, will be more significantly, distinctly, and uniquely affected by the proposed zoning action than other persons in the general public due to the close proximity of the subject property. The backyards of the above homeowners' properties are separated from the subject property only by a narrow alley that runs parallel to V Street, NW. On the opposite side of the narrow alley is a brick wall. This wall is part of the historic warehouses located at the interior of the block that will be rehabilitated into housing units.

Due to this unusually close proximity to our properties, the above homeowners would like to include in the record some of our concerns and requirements. The above homeowners' goal is to serve as proponents of the applicant. We do believe that the applicant will have a positive impact on our neighborhood. However, we will only serve as proponents if our concerns and requirements are addressed in a satisfactory manner by P.N. Hoffman, Inc.

Following are the items we would like included in the record (these are not in order of priority):

1) The above homeowners support the application as condominiums only, and not as apartments or rental units.
2) The above homeowners request full disclosure of soil contamination and hazardous waste found at the subject property and full disclosure of why our soil and air will not be affected during the proposed removal of such waste.
3) The above homeowners request defined solutions for parking during construction - for both construction employees and for local residents.
4) The above homeowners request that closure of parking spaces on nearby streets is limited for use by construction trucks, cars, equipment, etc.
5) The above homeowners request that defined solutions be presented regarding the staging of construction trucks, cars, equipment, etc. in respect to early morning noise, parking, and damage to property.
6) The above homeowners request disclosure as to why our properties and our quality of life will not be affected during construction - as stated orally by P.N. Hoffman.
7) The above homeowners request full disclosure as to why our properties will not be physically impacted by construction, as stated orally by P.N. Hoffman.

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Exhibit 37
ZONING COMMISSION
District of Columbia
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EXHIBIT NO.37

8) The above homeowners request full disclosure and cooperation regarding noise during construction.
9) The above homeowners request that defined solutions be presented regarding the closing of the public alley during construction, in respect to access by firefighters and police.
10) The above homeowners request full disclosure of garbage and debris removal during construction, as well as post construction by residents and retailers.
11) The above homeowners request full details and disclosure of why our air quality will not be affected by the garage ventilation into our backyards, as stated orally by P.N. Hoffman.
12) The above homeowners request that a finished façade will be constructed on all sides of the subject property, including the wall facing our backyards.
13) The above homeowners request that the wall facing our backyards be well-lit, but not intrusive into our windows or backyards.
14) The above homeowners request that a better solution is presented for traffic flow through the subject property and on V Street, NW. We are concerned about the increased traffic on V Street to access the alley into the subject property. In addition, the parking spaces for retailers will be accessed from the V Street alley.
15) The above homeowners are concerned that the 14th access to the internal courtyard of the subject property will become a "dead" tunnel and thus, become unsafe. We request that full disclosure is made as to why the courtyard will not become an unsafe area.
16) The above homeowners support the allocation of $1.1 million toward affordable housing and request the opportunity to comment on the actual use of these funds.
17) The above homeowners request complete cooperation in increasing the curb appeal of the 1300 block of V Street, NW - including, but not limited to, funding the construction of brick sidewalks, appealing lighting, trees and landscaping, appealing fencing, and repair of any damage of the street or block during construction.
18) The above homeowners request complete cooperation in establishing safe vehicle access to the alley behind our properties and to the repair of the alley surface.
19) The above homeowners request at least four parking spaces be allocated toward hourly car rental parking, and request that space be offered for bicycle rental or private bicycle parking.

It is important to the above homeowners to note to the zoning commission that the above concerns and requirements are based partially on our desire to increase our property value, but more on our desire to improve the quality of life of the residents of the 1300 block of V Street, N.W. We greatly appreciate your willingness to review this letter and allow us to make oral statements at the upcoming hearing. We do hope that you will consider this information when making your zoning decision.

Thank you,

Jill Chodorov
1329 V Street, NW

CC: Jim Graham, Councilmember, Ward One
Scott Pomeroy, 14th and U Main Street Initiative
Bryan Martin Firvida, Cardozo Shaw Neighborhood Association
Deborah Thomas, ANC