January 20, 2004

District of Columbia Office of Zoning
441 4th Street, NW, Suite 210 South
Washington, DC 20001

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

Dear Chairwoman;

I greatly appreciate the opportunity to submit to you at the January 15th zoning hearing our letter dated January 2, 2004 regarding the above case, as well as the opportunity to present our concerns during the hearing.

As I stated for the record during the hearing, my property 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. Due to this unusually close proximity, my property and my quality of life will be significantly impacted over the next four years during construction and indefinitely post construction.

Again, my goal is to serve as proponents of the applicant. I do believe that, overall, the applicant will have a positive impact on the neighborhood. However, I still strongly believe that my concerns have not yet been properly addressed by P.N. Hoffman, Inc. **Some of my concerns have been addressed with inconsistent answers and others have been completely dismissed or conveniently cast aside.**

For example, at the January 15th hearing, Mr. Hoffman stated during his opening remarks that the residential units at the site will be condominiums only and will be sold as such. Later during the hearing, while Mr. Hoffman was addressing each point in our letter, he stated that he could not promise that all units will be sold, but rather that some units will be apartments for rent.

I also do not understand why, during the hearing, P.N. Hoffman was allowed to present a traffic expert as a witness, but when I addressed concerns regarding the increase of traffic on our block due to construction and post construction traffic, I was told that the zoning commission does not address traffic issues and that I need to take it to DDOT.

Also, in regard to traffic issues, Hoffman's traffic expert stated that an increase of traffic will not be an issue for our block. He mentioned that there are only 21 or so parking spaces and, thus, will not create much traffic coming in and out of the alleys from V Street or along V Street.

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I strongly disagree. It seems sensible to say that Hoffman, in its' own financial interest, will want to place retailers in its retail spaces that will generate high traffic and high revenues. Typically, landlords sign leases with tenants that pay a percentage of revenue as well as a base rent. Thus, Hoffman will benefit financially from retailers that generate high traffic and high revenues. I strongly believe that it is a misrepresentation for Hoffman to say that an increase in traffic will not occur. I think it is crucial to obtain a report from DDOT and/or any other relevant agencies to study this issue and present a report to the citizens and the zoning board.

I do not necessary object to the increased traffic. Again, overall I do support this project. But a better job needs to be done in determining the best way to deal with the increased traffic and parking needs in our neighborhood. Our block is surrounded by schools, recreational parks, residential homes and retail. We need to seriously consider the safety of children and all pedestrians walking, playing and traveling through this area.

We understand that the zoning board believes Mr. Hoffman has historically adhered to DC zoning regulations and laws in his past projects. I trust your judgment on this fact. But, due to the inconsistency in Mr. Hoffman's statements last night, I strongly request from the board that our concerns be addressed more consistently and in more detail. We understand that you have requested from P.N. Hoffman that they respond to our letter in writing by January 22, 2004, so that it can be reviewed prior to the second public hearing on this case to be held on January 29, 2004. We hope that this letter will provide us with **consistent and thorough** answers to our questions and concerns.

I appreciate your continued effort in allowing taxpaying citizens equal and fair opportunity to have our concerns heard and considered as part of this case.
I do hope that you will highly consider my concerns when making your zoning decision.

Thank you,

Jill Chodorov

Jill Chodorov
1329 V Street, NW

CC: Mr. Monty Hoffman, P.N. Hoffman, Inc.
Jim Graham, Councilmember, Ward One
Scott Pomeroy, 14th and U Main Street Initiative
Craig MacIvor, Cardozo Shaw Neighborhood Association
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